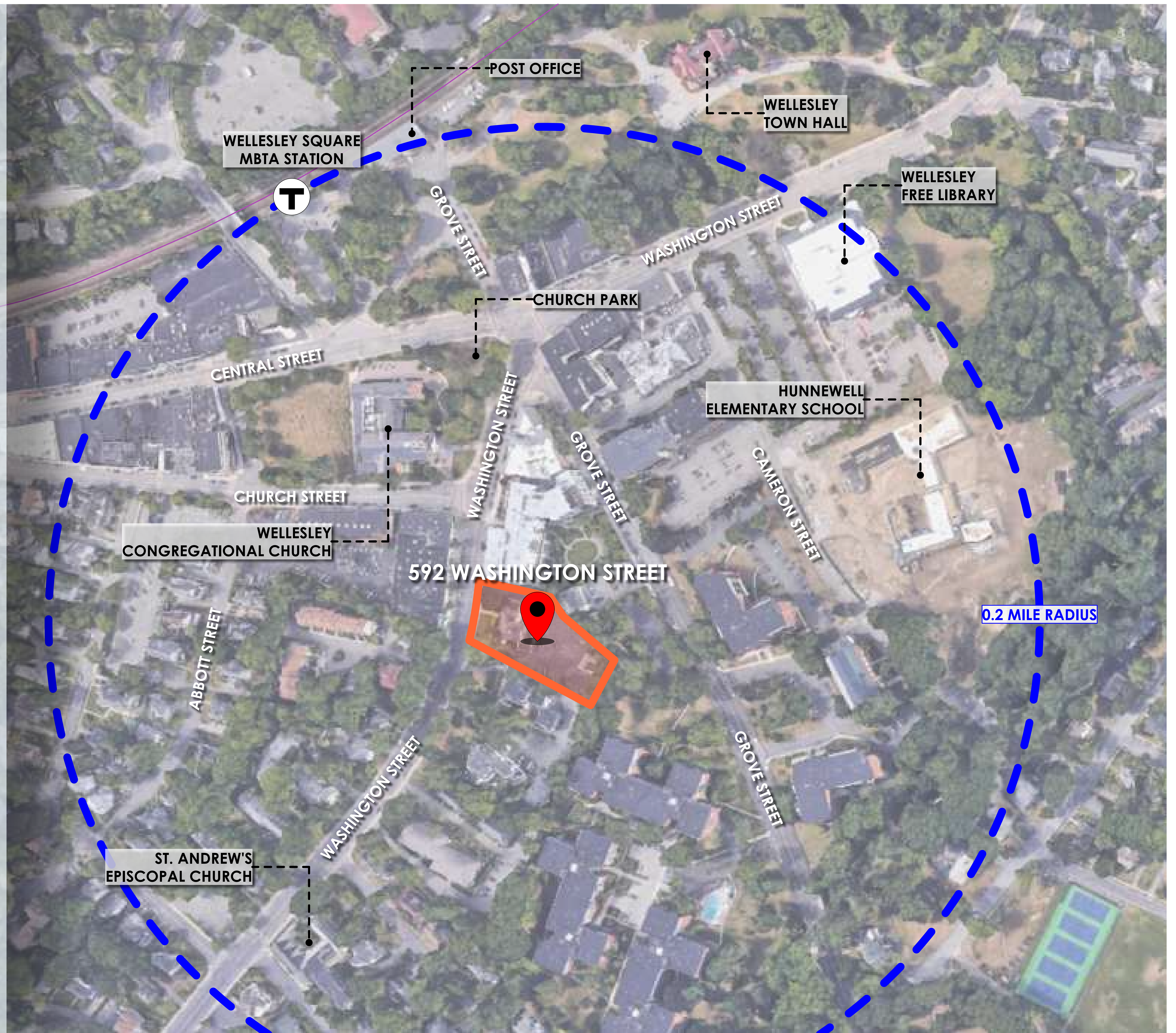
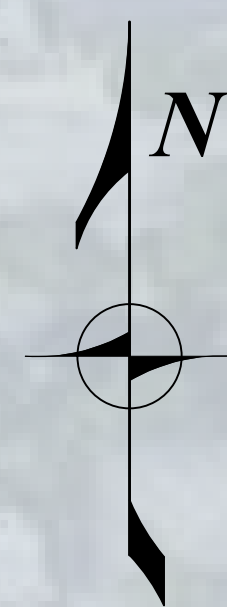
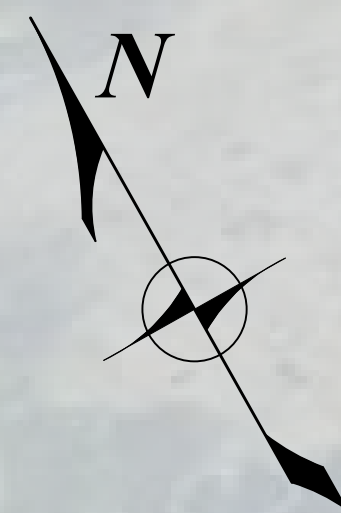


AERIAL VIEW 01  
592 WASHINGTON STREET





AERIAL VIEW 02  
592 WASHINGTON STREET





AERIAL MAP  
592 WASHINGTON STREET







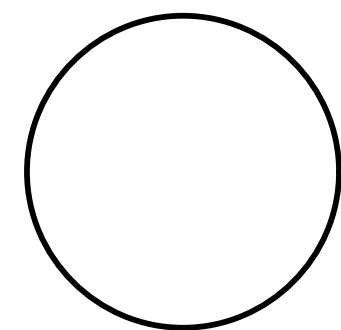
Proposed  
Multi Family  
Use

592  
Washington St.  
Wellesley, MA

OWNER

architects  
mckay

35 Bryant Street  
Dedham, MA 02026  
ph:781.326.5400  
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REV #	DATE	ISSUANCE
1	12.29.2025	Parking

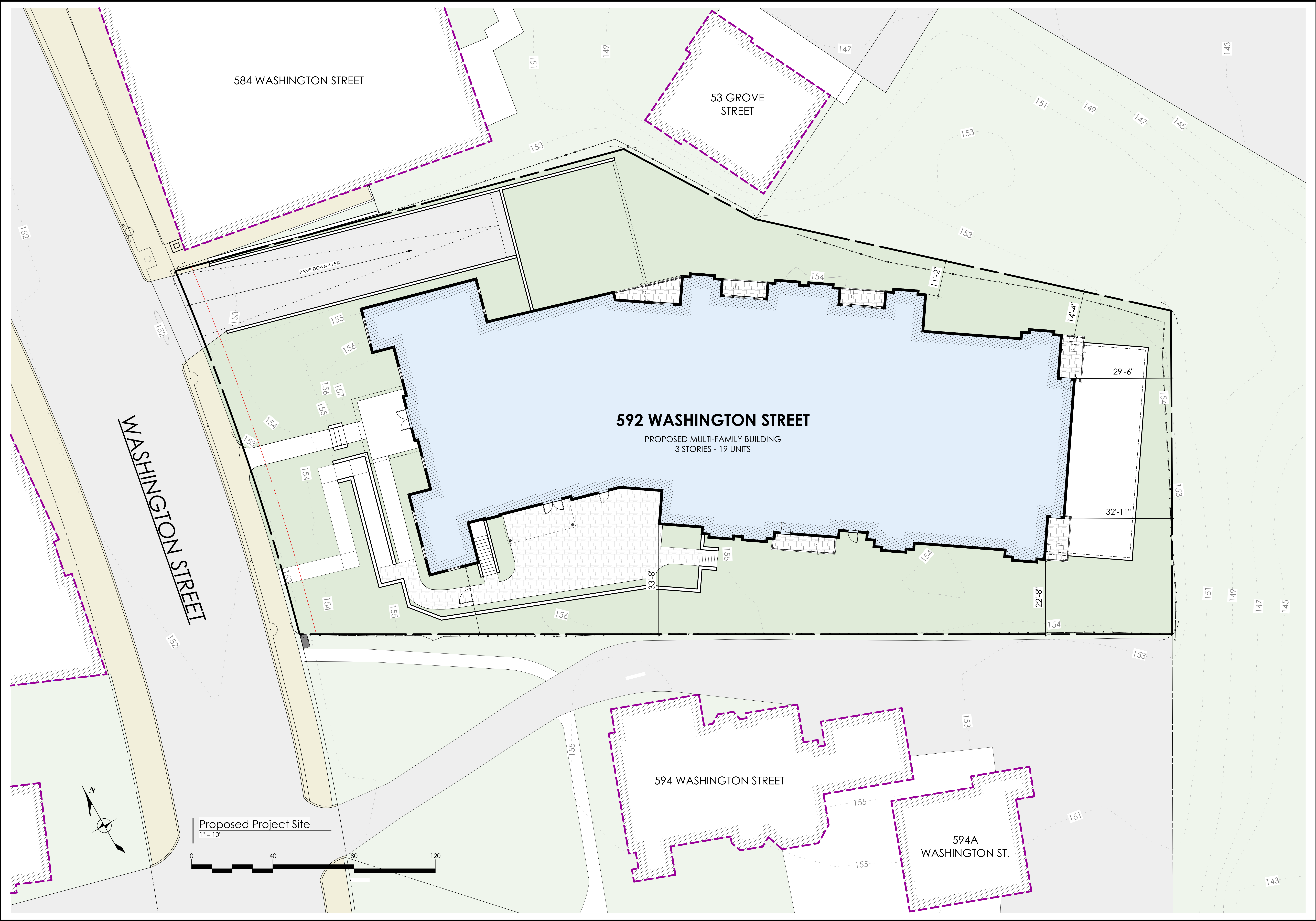
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Existing  
Images

JOB NO	
DATE	12.01.2025
DWG BY	RJA
CKD BY	MLM
SCALE	1/8" = 1'-0"

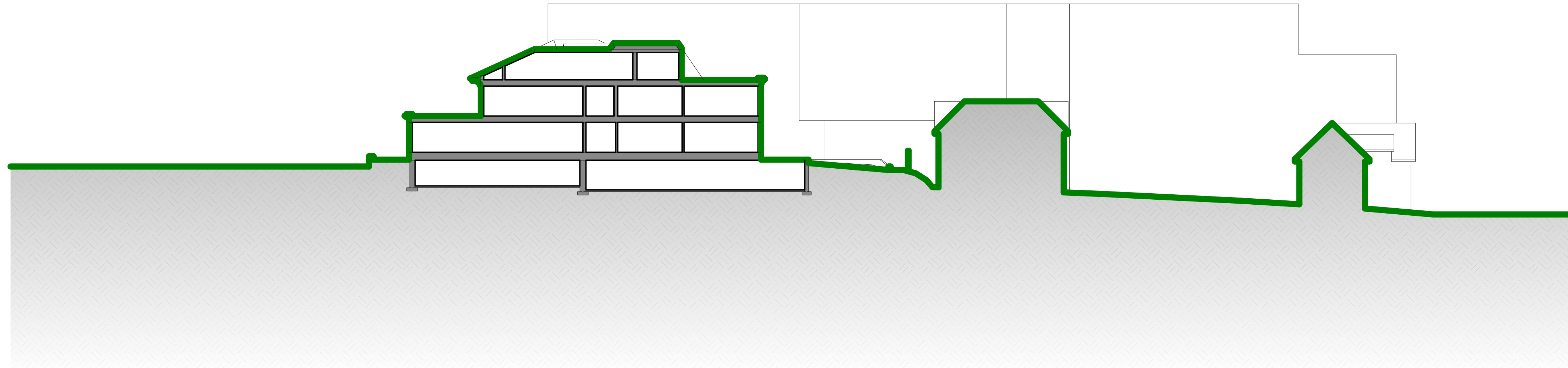
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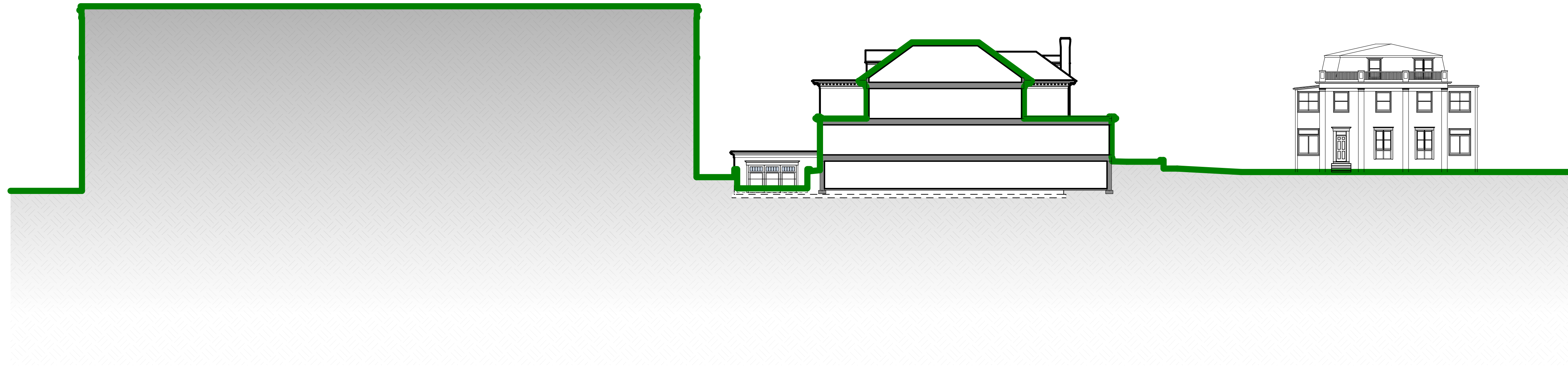




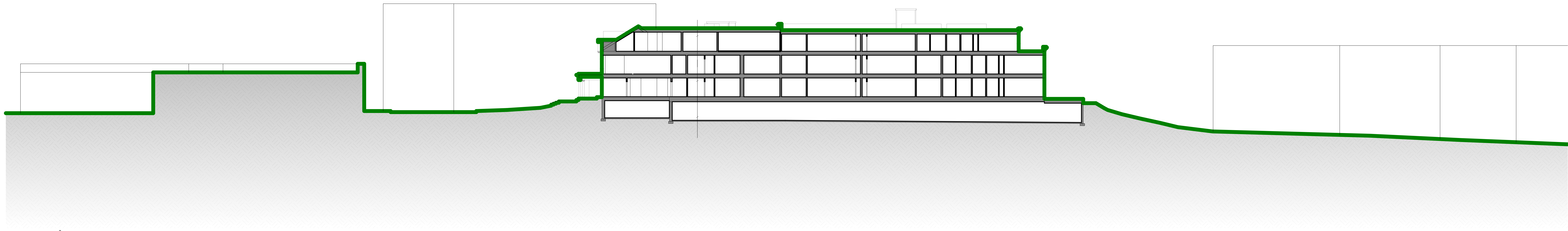
1 | Site Section A  
A-3.11 | 1" = 20'



2 | Site Section B  
A-3.11 | 1" = 20'



3 | Site Section C  
A-3.11 | 1" = 20'



Proposed  
Multi Family  
Use

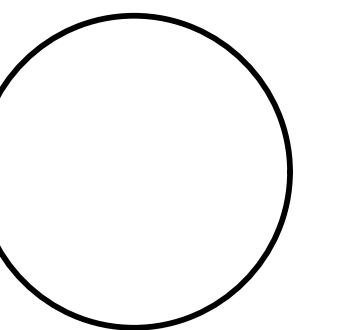
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REV # | DATE | ISSUANCE

1 | 12.29.2025 | Parking

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Site Sections

JOB NO

DATE 12.01.2025

DWG BY RJA

CKD BY MLM

SCALE 1/8" = 1'-0"

A-3.11



SOIL TEST RESULTS	
SOIL LOGS No.	
D.T.H.-1 (ELEV=155.9')	
0"-16" A SANDY LOAM 10YR 3/2	
16"-36" B SANDY LOAM 10YR 5/6	
36"-72" C1 SAND 2.5Y 5/3	
72"-120" C2 SAND 2.5Y 5/4	
C1 HORIZON HAS 40% GRAVEL POSSIBLE MOTTLING @106" NO STANDING OR WEEPING WATER NO REFUSAL ESTIMATED HIGH WATER=BELOW 147.1'	
DATE: AUGUST 08, 2023	
BY: BRIAN NELSON, SOIL EVALUATOR F.B. 757, PAGE 02	
INSPECTOR: NONE	

#### ZONING:

#### WELLESLEY SQUARE COMMERCIAL DISTRICT

MINIMUM AREA = N.A.  
MINIMUM FRONTAGE = N.A.  
SETBACKS:  
FRONT YARD = 5 FEET  
SIDE YARD = N.A.  
REAR YARD = N.A.  
MAXIMUM HEIGHT = 45 FEET (3 STORIES)  
MAXIMUM LOT COVERAGE= N.A.  
FLOOR AREA RATIO = 0.30



#### LEGEND

A.C.	AIR CONDITIONER
B.H.	BULKHEAD
BIT.	BITUMINOUS
C.C.B.	CAPE COD BERM
CONC.	CONCRETE
C.P.	CONCRETE PAD
D.C.B.	DRAIN CATCH BASIN
D.M.H.	DRAIN MANHOLE
D.S.	DOWNSPOUT
E.H.H.	ELECTRIC HANDHOLE
E.M.	ELECTRIC METER
E.M.H.	ELECTRIC MANHOLE
E.O.D.	EDGE OF DRIVE
(F)	FOUND
G.G.	GAS GATE
G.M.	GAS METER
INV.	INVERT
I.R.	IRON ROD
L.	LENGTH
L.S.	LANDSCAPE
N/F	NOW OR FORMERLY
O.H.W.	OVERHEAD WIRE
R.	RADIUS
R.	SQUARE FEET
S.F.	SEWER MANHOLE
T.H.H.	TELEPHONE HANDHOLE
U.G.D.S.	UNDERGROUND DOWNSPOUT
U.P.	UTILITY POLE
V.G.C.	VERTICAL GRANITE CURB
W.G.	WATER GATE
Δ	DELTA
②	NUMBER OF PARKING SPACES
+100.0	EXISTING SPOT GRADE
---	EXISTING GRADING
---	GASLINE
---	UNDERGROUND ELECTRIC LINE
---	WATERLINE

#### EXISTING TREE DESCRIPTION LEGEND

CODE	DESCRIPTION
BL	BLACK LOCUST
EB	EUROPEAN BEECH
HCN	HORSE CHESTNUT
HL	HONEY LOCUST
NM	NORWAY MAPLE
RO	RED OAK
SM	SUGAR MAPLE
DBL	DOUBLE

TREE LOCATION  
○ TREE CODE  
○ TREE DIAMETER

#### NOTES:

- SUBJECT PARCEL IS SHOWN AS ASSESSORS MAP 124, LOT 17. RECORD TITLE FROM CERTIFICATE #214101.
- UTILITY LOCATIONS DEPICTED ON THIS PLAN, BOTH ABOVE- AND BELOW-GROUND, ARE BASED UPON DIRECT FIELD OBSERVATIONS MADE BY METROWEST ENGINEERING, INC. PERSONNEL DURING A FIELD SURVEY, RECORD PLAN LOCATIONS, OR DIGSAFE PAINT-INDICATORS. METROWEST ENGINEERING, INC. DOES NOT WARRANT THAT ALL UTILITIES ARE SHOWN OR THAT UTILITIES THAT ARE DEPICTED ARE SHOWN IN THE CORRECT LOCATION, OR WITH THE PROPER MATERIAL DESIGNATION. METROWEST ENGINEERING, INC. DOES NOT WARRANT OR PROVIDE AN EXPRESS OR IMPLIED WARRANTY THAT ALL SUBSURFACE IMPROVEMENTS ARE SHOWN OR ARE SHOWN CORRECTLY, INCLUDING BUT NOT LIMITED TO, UTILITIES, UNDERGROUND VAULTS, UNDERGROUND TANKS OR CHAMBERS, BUNKERS, DUCT BANKS, AND/OR OTHER MAN-MADE IMPROVEMENTS THAT LIE BENEATH THE GROUND SURFACE AT THE TIME OF THE SURVEY.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR ESTABLISHING EXISTING LOCATIONS OF ALL SUB-SURFACE UTILITIES AND MAN-MADE IMPROVEMENTS AND FOR THE REQUIREMENTS TO REPLACE, RELOCATE OR REPAIR EXISTING UTILITIES IN THE EVENT OF DAMAGE OCCURRING DURING CONSTRUCTION. MWE IS NOT RESPONSIBLE OR LIABLE FOR DELAYS OR COSTS ASSOCIATED WITH REMOVING/REPLACING/RELOCATING OF EXISTING UTILITIES REGARDLESS OF WHETHER SAID UTILITIES ARE ACCURATELY DEPICTED ON THIS SURVEY.
- THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN ZONE "X" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS MAP NUMBER 25021C0016F, BEARING AN EFFECTIVE DATE OF JULY 8, 2025.



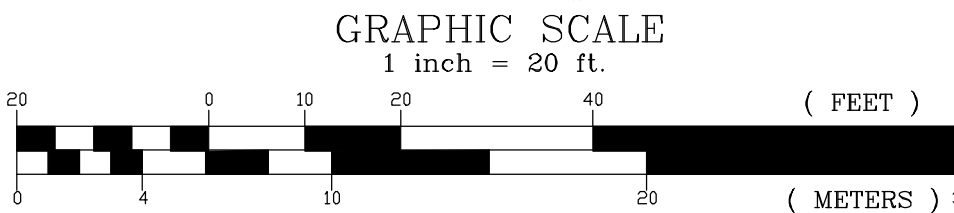
CONTRACTOR TO VERIFY ACTUAL LOCATION OF EXISTING UTILITY SERVICES IN THE FIELD PRIOR TO CONSTRUCTION (WATER, ELECTRICAL, ETC.) CALL DIG-SAFE BEFORE YOU DIG 811.

#### BENCHMARKS

ELEVATIONS SHOWN ARE BASED ON THE TOWN OF WELLESLEY DATUM

T.B.M.	DESCRIPTION	ELEVATION
A	"X" CUT ON HYDRANT	154.33'
B	NE CORNER RETAINING WALL STEPS	156.57'
C	NAIL SET 1' UP IN 20" SUGAR MAPLE	156.64'
D	NAIL SET 1' UP IN 16" RED OAK	155.73'
E	SE CORNER TOP OF STEP	154.94'
F	NAIL SET ON ROOT OF A STUMP	153.28'
G	NE CORNER OF STEP	154.97'
H	NAIL SET 1' UP ON U.P.#5-1/2	155.57'

FOR METROWEST ENGINEERING, INC. DATE  
ROBERT A. GEMMA, P.L.S. # 37046



#### EXISTING CONDITIONS SITE PLAN #592 WASHINGTON STREET IN WELLESLEY, MASS (NORFOLK COUNTY)

PREPARED FOR:  
592 WASHINGTON LLC  
869 WORCESTER STREET  
WELLESLEY, MA 02482

PROPERTY OF:  
592 WASHINGTON LLC  
869 WORCESTER STREET  
WELLESLEY, MA 02482

ENGINEERS & SURVEYORS:  
**MWE** METROWEST ENGINEERING, INC.  
75 FRANKLIN STREET  
FRAMINGHAM, MA 01702  
TELE.: (508) 626-0063  
EMAIL: INFO@MWEENGINEERING.COM

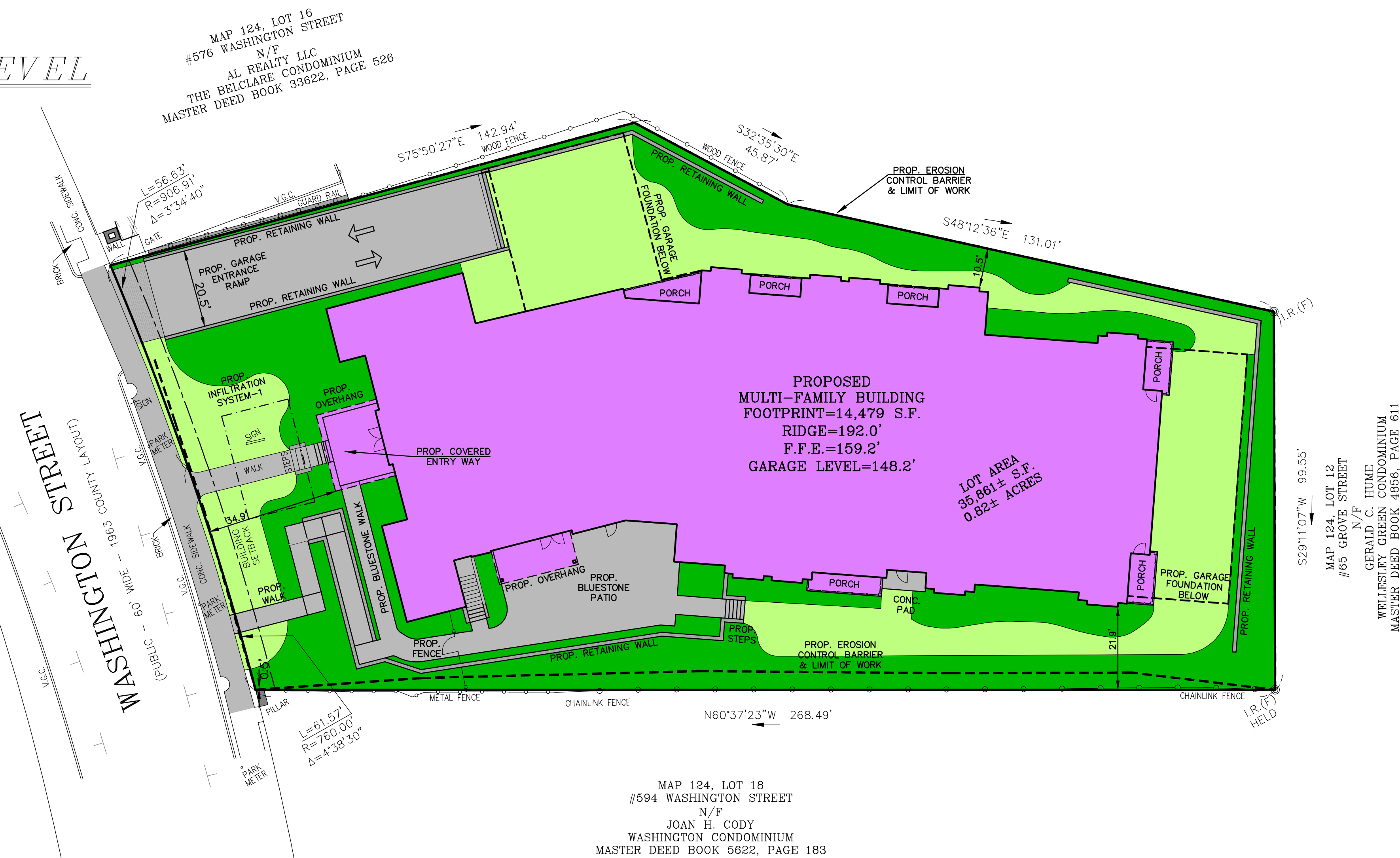
SHEET C1.0 DATE: NOVEMBER 24, 2025

CALC'D BY: BTN FIELD BK: 753 CAD FILE: BEHREND\_SP\_01.dwg  
DRAFTER: CJC PROJECT: WEL-WAS4 DWG FILE:

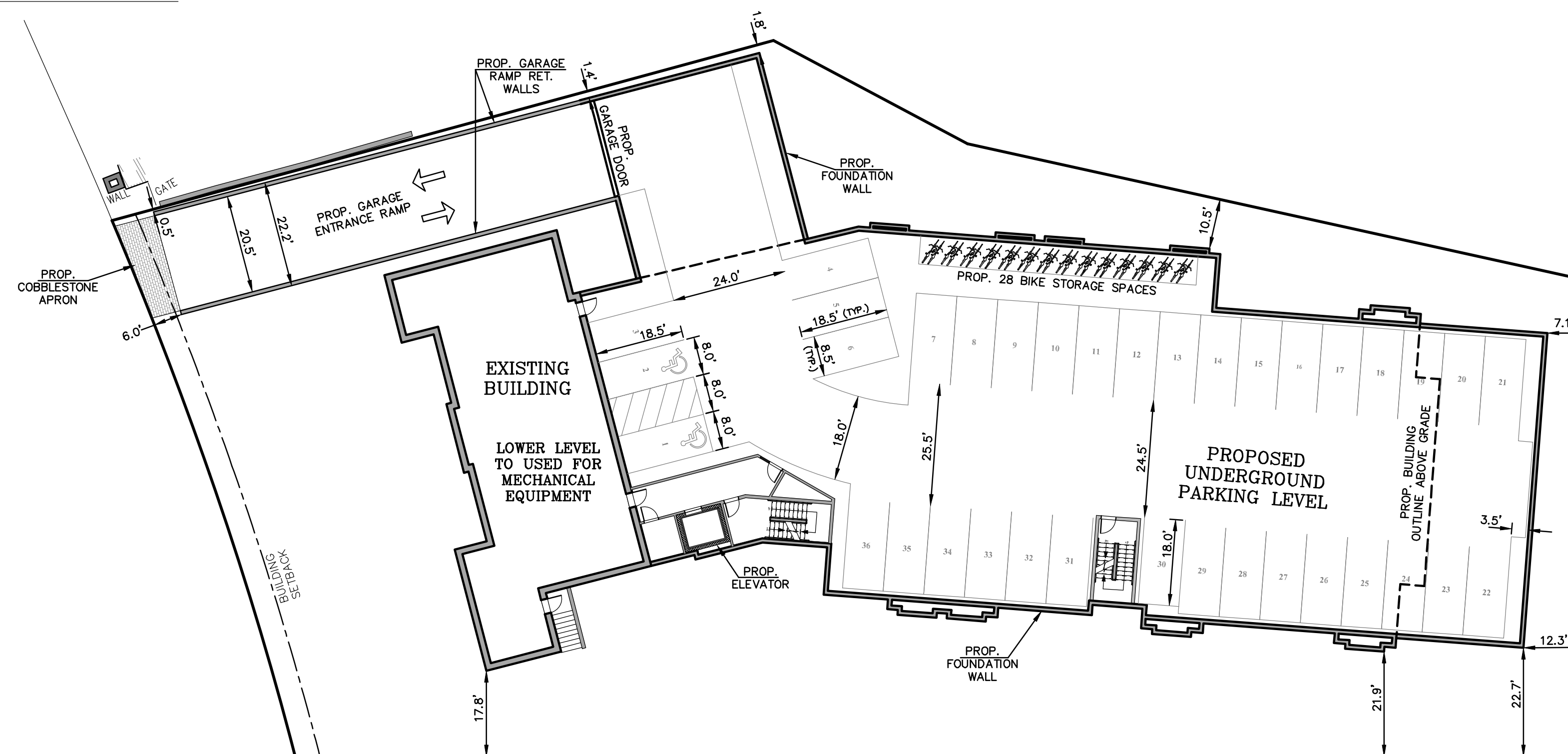


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*GROUND LEVEL*



BASEMENT LEVEL



NOTES:

1. SUBJECT PARCELS IS SHOWN AS ASSESSORS MAP 124, LOT 17.  
RECORD TITLE FROM CERTIFICATE #214101.
2. UTILITY LOCATIONS DEPICTED ON THIS PLAN, BOTH ABOVE— AND BELOW—GROUND, ARE BASED UPON DIRECT FIELD OBSERVATIONS MADE BY METROWEST ENGINEERING, INC. PERSONNEL DURING A FIELD SURVEY, RECORD PLAN LOCATIONS, OR DIGSAFE PAINT-INDICATORS. METROWEST ENGINEERING, INC. DOES NOT WARRANT THAT ALL UTILITIES ARE SHOWN OR THAT UTILITIES THAT ARE DEPICTED ARE SHOWN IN THE CORRECT LOCATION, OR WITH THE PROPER MATERIAL DESIGNATION. METROWEST ENGINEERING, INC. DOES NOT WARRANT OR PROVIDE AN EXPRESS OR IMPLIED WARRANTY THAT ALL SUBSURFACE IMPROVEMENTS ARE SHOWN OR ARE SHOWN CORRECTLY, INCLUDING, BUT NOT LIMITED TO, UTILITIES, UNDERGROUND VAULTS, UNDERGROUND TANKS OR CHAMBERS, BUNKERS, DUCT BANKS, AND/OR OTHER MAN-MADE IMPROVEMENTS THAT LIE BENEATH THE GROUND SURFACE AT THE TIME OF THE SURVEY.
3. CONTRACTOR IS SOLELY RESPONSIBLE FOR ESTABLISHING EXISTING LOCATIONS OF ALL SUB-SURFACE UTILITIES AND MAN-MADE IMPROVEMENTS AND FOR THE REQUIREMENTS TO REPLACE, RELOCATE OR REPAIR EXISTING UTILITIES IN THE EVENT OF DAMAGE OCCURRING DURING CONSTRUCTION. MWE IS NOT RESPONSIBLE OR LIABLE FOR DELAYS OR COSTS ASSOCIATED WITH REMOVING/REPLACING/RELOCATING OF EXISTING UTILITIES REGARDLESS OF WHETHER SAID UTILITIES ARE ACCURATELY DEPICTED ON THIS SURVEY.
4. THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN ZONE "X" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS MAP NUMBER 25021C0016F, BEARING AN EFFECTIVE DATE OF JULY 8, 2025.



CONTRACTOR TO VERIFY ACTUAL LOCATION OF  
EXISTING UTILITY SERVICES IN THE FIELD PRIOR TO  
CONSTRUCTION (WATER, ELECTRICAL, ETC.)  
CALL DIG-SAFE BEFORE YOU DIG 811.

ZONING:

WELLESLEY SQUARE  
COMMERCIAL DISTRICT

MINIMUM AREA = N.A.  
MINIMUM FRONTAGE = N.A.  
SETBACKS:  
FRONT YARD = 5 FEET  
SIDE YARD = N.A.  
REAR YARD = N.A.  
MAXIMUM HEIGHT = 45 FEET (3 STORIES)  
MAXIMUM LOT COVERAGE = N.A.  
FLOOR AREA RATIO = 0.30

IMPERVIOUS AREA TABLE

EXISTING BUILDINGS = 6,346 SQ. FT.  
EXISTING DRIVEWAY & PARKING LOT = 20,558 SQ. FT.  
EXISTING CONC. PADS, WALKWAYS & ETC. = 1,065 SQ. FT.

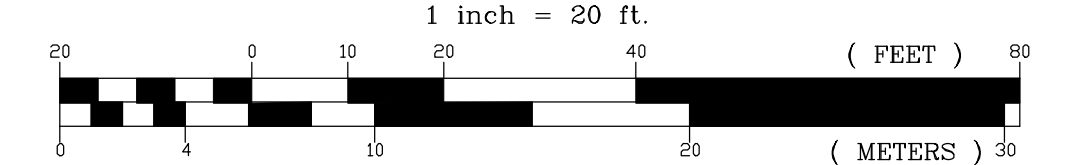
TOTAL EXISTING IMPERVIOUS AREA = 27,969 SQ. FT.

PROPOSED BUILDING = 15,525 SQ. FT.  
PROPOSED DRIVEWAY = 2,032 SQ. FT.  
PROPOSED PATIO & WALKWAYS = 3,098 SQ. FT.

TOTAL PROPOSED IMPERVIOUS AREA = 20,655 SQ. FT.

FOR METROWEST ENGINEERING, INC. DATE  
ROBERT A. GEMMA, P.E. # 31967 (CIVIL)  
P.L.S. # 37046

GRAPHIC SCALE



## PROPOSED LAYOUT PLAN

#592 WASHINGTON STREET

IN

WELLESLEY, MASS.

PREPARED FOR:

592 WASHINGTON LLC  
869 WORCESTER STREET  
WELLESLEY, MA 02482

PROPERTY OF:

592 WASHINGTON LLC  
869 WORCESTER STREET  
WELLESLEY, MA 02482

ENGINEERS &  
SURVEYORS:

**MWE** METROWEST ENGINEERING, INC.  
75 FRANKLIN STREET  
FRAMINGHAM, MA 01702  
TELE.: (508)626-0063  
EMAIL: [INFO@MWENGINEERING.COM](mailto:INFO@MWENGINEERING.COM)

SHEET C3.0

DATE: NOVEMBER 24, 2025
-------------------------

CALC'D BY: BTN

FIELD BK: 753
---------------

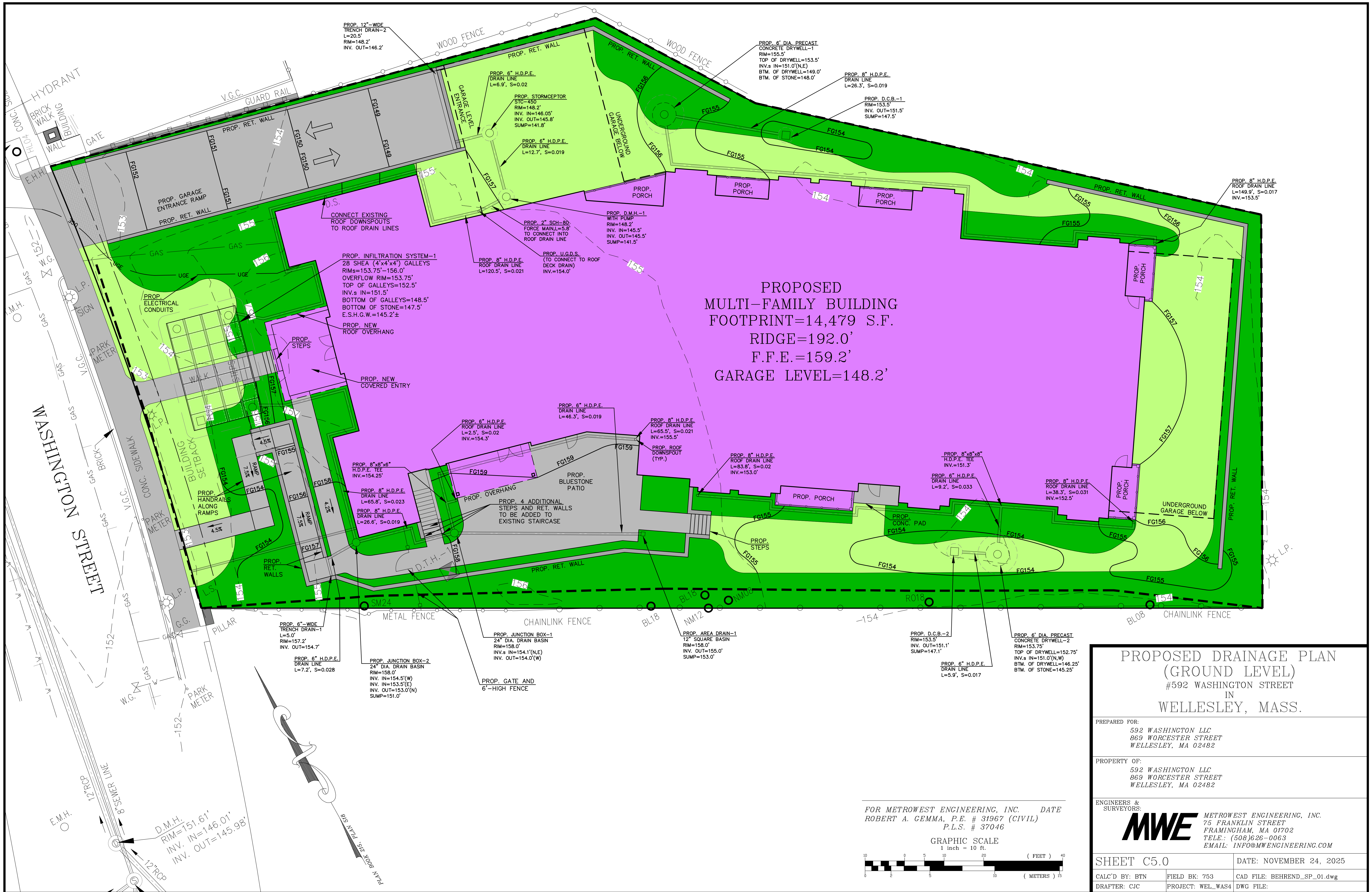
CAD FILE: BEHREND SP 01.dwg

DRAFTER: CJC

PROJECT: WEL_WAS4	
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34	DWG FILE:
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592  
Washington St.  
Wellesley, MA

OWNER

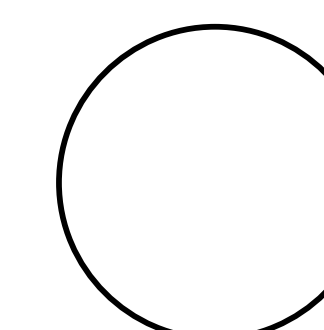


592 WASHINGTON STREET  
WELLESLEY, MA

**mckay** architects

35 Bryant Street  
Dedham, MA 02026

ph:781.326.5400  
www.mckayarchitects.net

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**Contractor to verify all information and dimensions in the field prior to start of construction and is to notify McKay Architects of any discrepancies**

## Renderings

JOB NO	T-1.1
DATE 12.01.2025	
DWG BY RJM	
CKD BY MLM	
SCALE	

1" = 10'





Proposed  
Multi Family  
Use

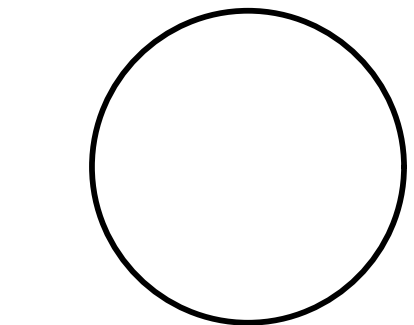
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REV #	DATE	ISSUANCE

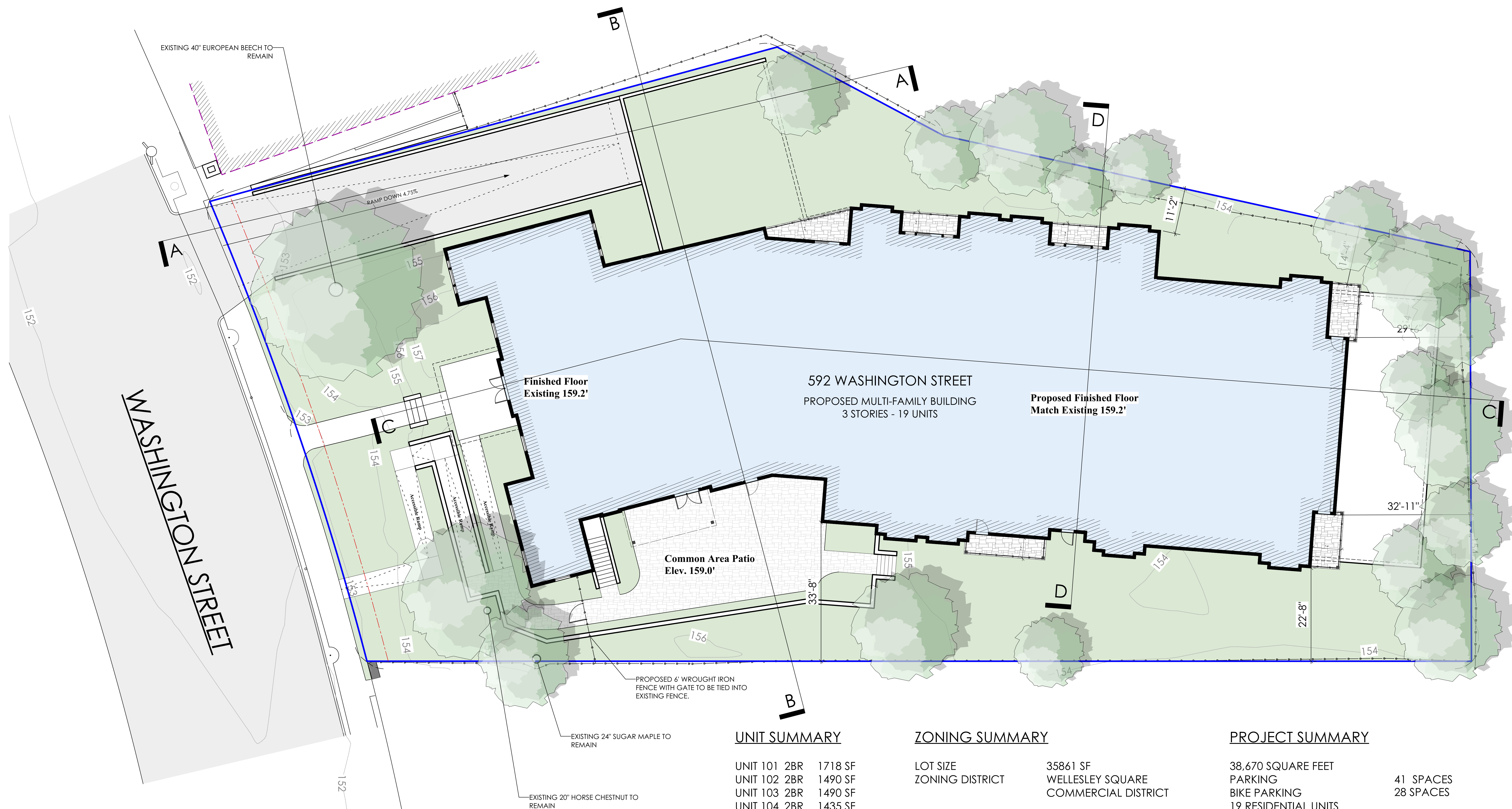
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Renderings

JOB NO	
DATE	12.01.2023
DWG BY	RJA
CKD BY	MLM
SCALE	1" = 10'

T-1.2





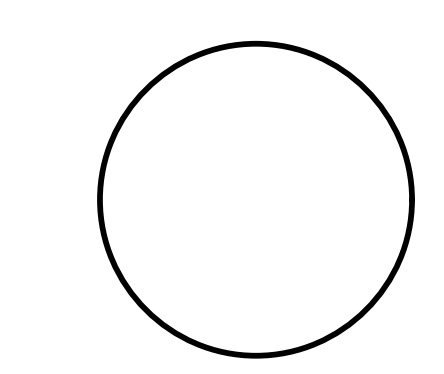
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Multi Family  
Use

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REV #	DATE	ISSUANCE
1	12.29.2025	Parking

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Architectural Site Plan			
JOB NO			
DATE	12.01.2025	L-1.1	
DWG BY	RJA		
CKD BY	MLM		
SCALE	1" = 10'		

UNIT SUMMARY

UNIT 101	2BR	1718 SF
UNIT 102	2BR	1490 SF
UNIT 103	2BR	1490 SF
UNIT 104	2BR	1435 SF
UNIT 105	3BR	1887 SF
UNIT 106	3BR	1704 SF
UNIT 201	2BR	1718 SF
UNIT 202	2BR	1490 SF
UNIT 203	2BR	1490 SF
UNIT 204	2BR	1435 SF
UNIT 205	3BR	1887 SF
UNIT 206	3BR	1704 SF
UNIT 207	3BR	2277 SF
UNIT 208	2BR	1926 SF
UNIT 301	2BR	1473 SF
UNIT 302	1BR	977 SF
UNIT 303	2BR	1365 SF
UNIT 304	2BR	1376 SF
UNIT 305	3BR	1687 SF

ZONING SUMMARY

LOT SIZE	35861 SF	
ZONING DISTRICT	WELLESLEY SQUARE COMMERCIAL DISTRICT	
MINIMUM AREA:	REQUIRED	PROPOSED
MINIMUM FRONTAGE:	NA	
FRONT SETBACK:	5 FEET	43 FEET
SIDE SETBACK:	NA	
REAR SETBACK	NA	
MAXIMUM HEIGHT :	45 FEET / 3 STORIES	
PROPOSED HEIGHT:	40 FEET / 3 STORIES	
ACCESSORY NON		
RESIDENTIAL FLOOR AREA:	5,650 SF	
PARKING :	38 SPACES	41 SPACES
4 INCLUSIONARY UNITS PROVIDED (21%)		
OPEN SPACE:	20%	51%
	7172 sf	18289 sf

PROJECT SUMMARY

38,670 SQUARE FEET	
PARKING	41 SPACES
BIKE PARKING	28 SPACES
19 RESIDENTIAL UNITS	
01 ONE BEDROOM	
12 TWO BEDROOM	
06 THREE BEDROOM	
<b>Parking Summary</b>	
OFF-STREET CAR PARKING	
ACCESSIBLE SPACES	- 2
RESIDENCE SPACES	- 39
TOTAL PARKING SPACES	-41
STRUCTURED BIKE PARKING	- 14

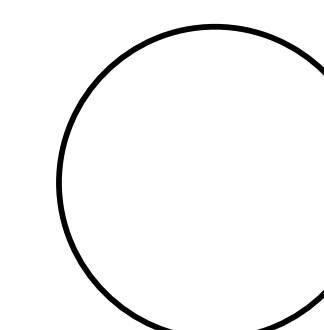


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[illegible]

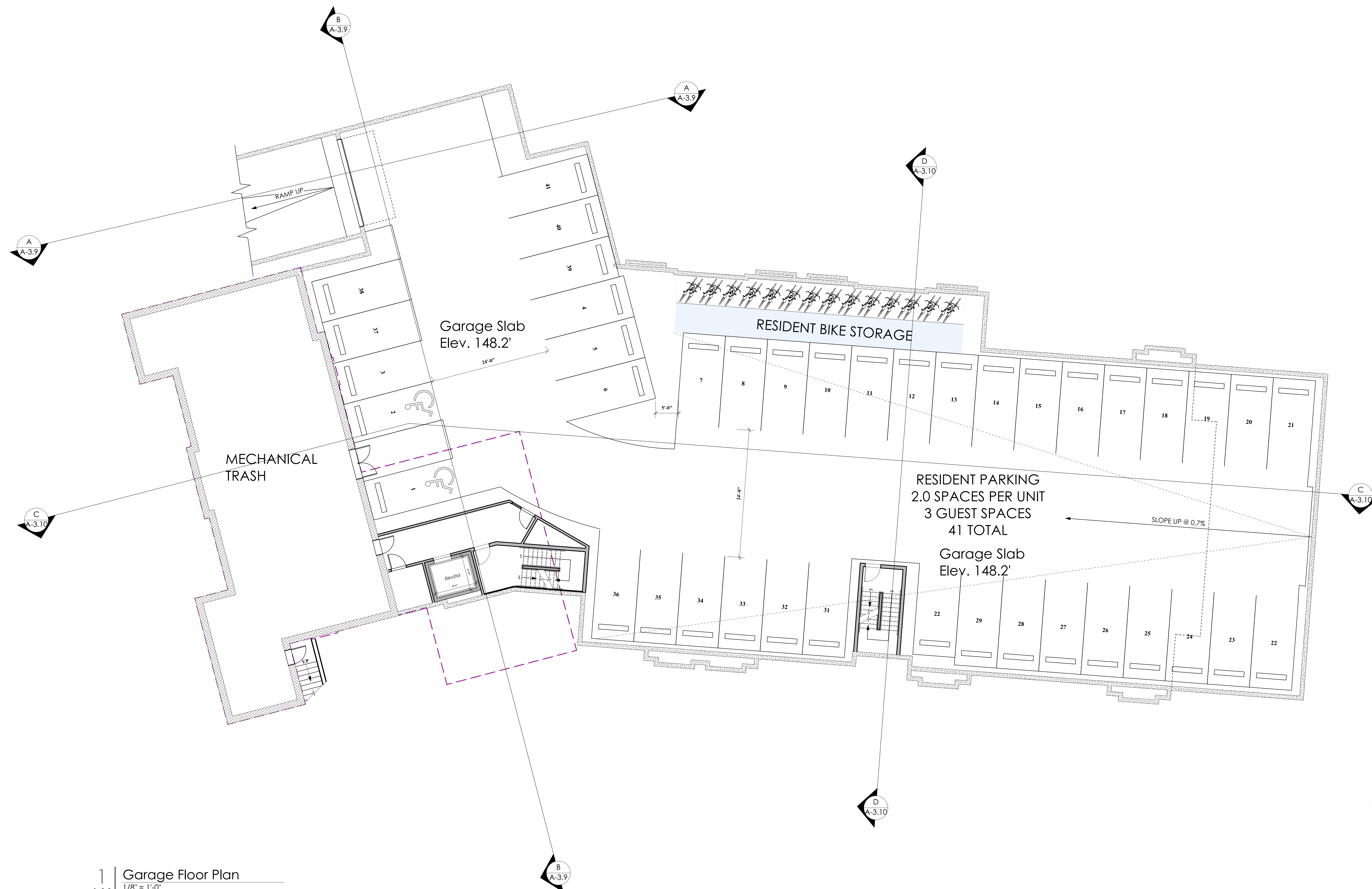
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## Garage Floor Plan

JOB NO	A-1.1
DATE 12.01.2025	
DWG BY RJM	
CKD BY MLM	
SCALE	



1 | Garage Floor Plan  
A-1.1 | 1/8" = 1'-0"

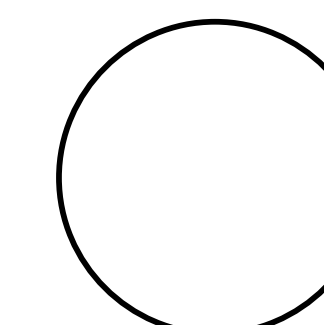


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JOB NO	A-1.2
DATE 12.01.2025	
DWG BY RJM	
CKD BY MLM	
SCALE 1/8" = 1'-0"	



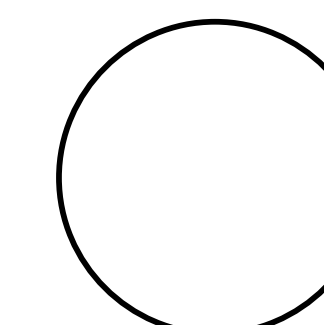


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Dedham, MA 02026

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## Second Floor Plan

JOB NO	A-1.3
DATE 12.01.2025	
DWG BY RJM	
CKD BY MLM	
SCALE	



1 | Second Floor Plan - 13,835 SF  
A-1.3 | 1/8" = 1'-0"



Proposed  
Multi Family  
Use

592  
Washington St.  
Wellesley, MA

OWNER

architects  
**mckay**

35 Bryant Street  
Dedham, MA 02026

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REV # | DATE | ISSUANCE

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Third Floor  
Plan

JOB NO

DATE 12.01.2023

DWG BY RJA

CKD BY MLM

SCALE

1/8" = 1'-0"

A-1.4

1 Third Floor Plan - 10,360 SF  
1/8" = 1'-0"

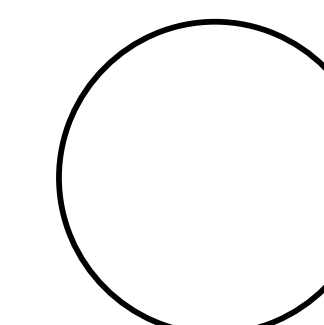
A-1.4



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[illegible]

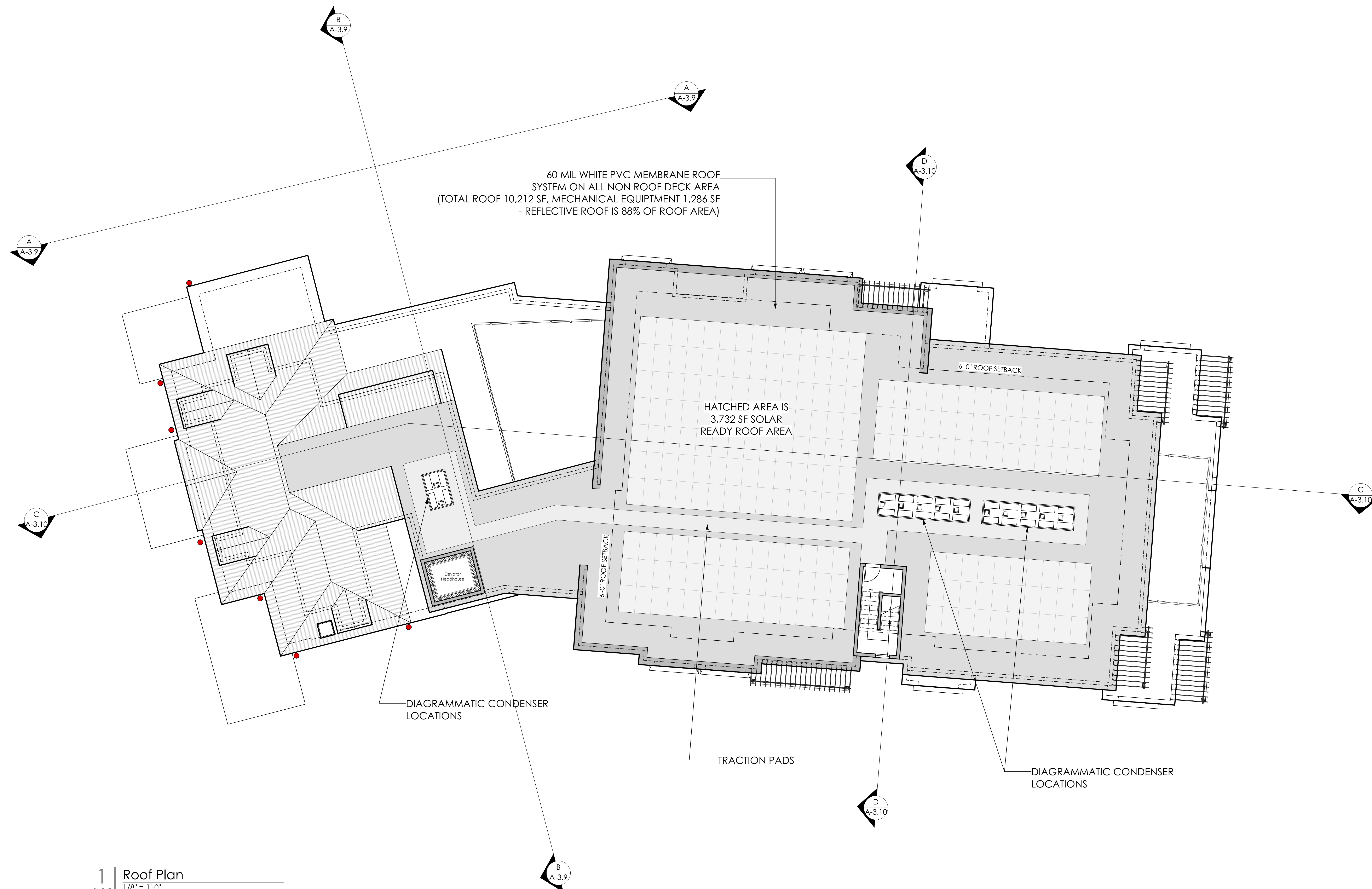
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Contractor to verify all information and dimensions in the field prior to start of construction and is to notify McKay Architects of any discrepancies

### Roof Plan

JOB NO	A-1.5
DATE 12.01.2025	
DWG BY RJM	
CKD BY MLM	
SCALE 1/8" = 1'-0"	



1 | Roof Plan  
A-1.5 | 1/8" = 1'-0"

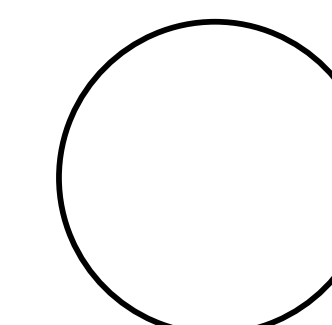


592  
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Wellesley, MA

**OWNER**

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[illegible]

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## Washington Street Elevation

JOB NO	
DATE	12.01.2025
DWG BY	RJM
CKD BY	MLM
SCALE	1/8" = 1'-0"

A-2.1

$$1/8'' = 1'-0''$$


1 Washington Street Elevation  
A-2.1  $\frac{3}{16}'' = 1'-0''$



Proposed  
Multi Family  
Use

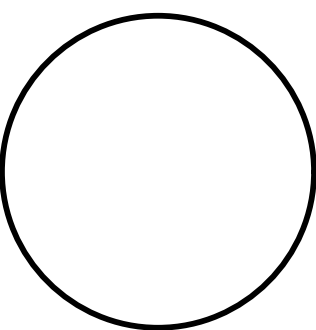
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North Facing  
Elevation

JOB NO

DATE 12.01.2025

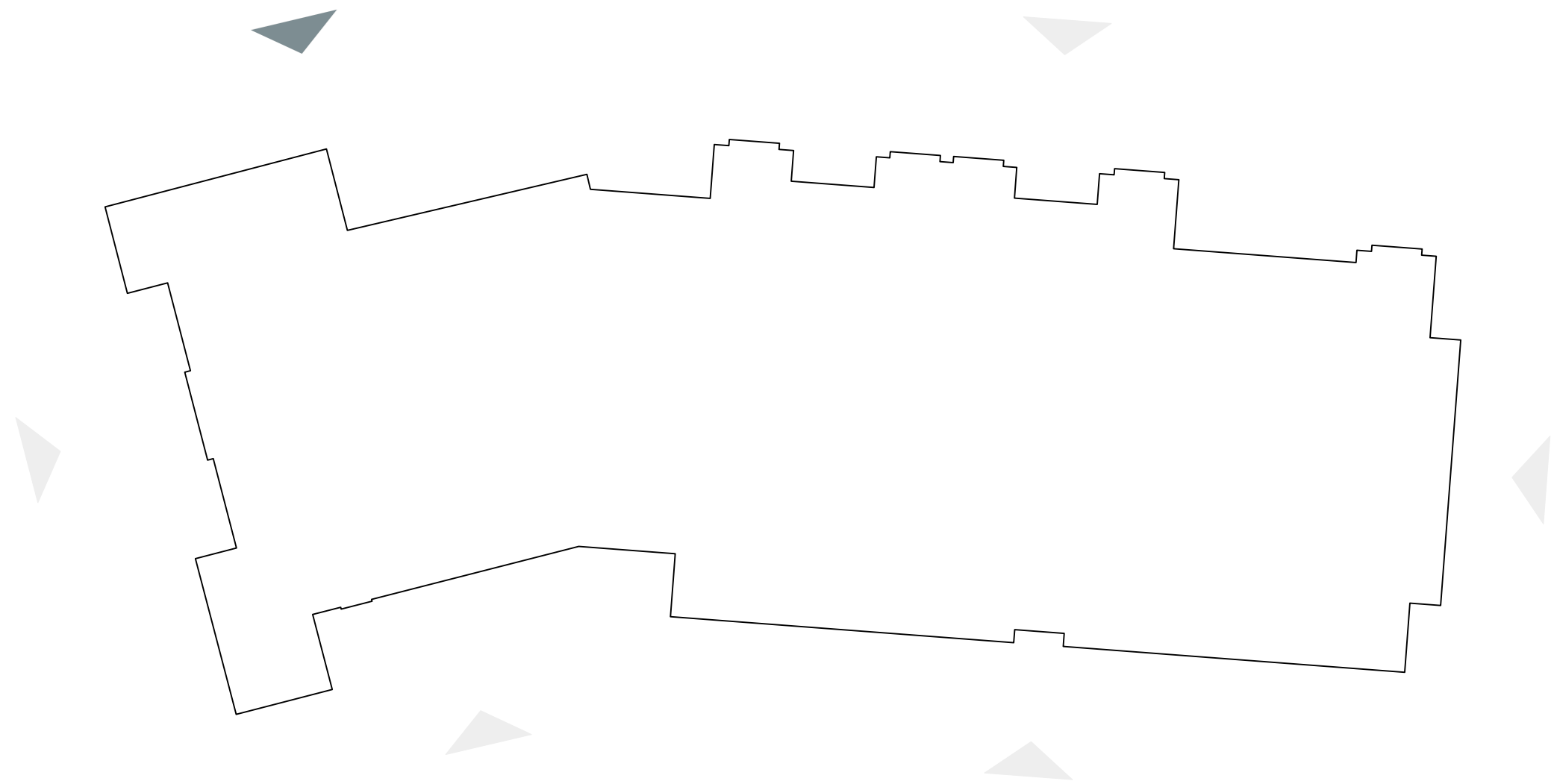
DWG BY RJA

CKD BY MLM

SCALE

1/8" = 1'-0"

A-2.2



B  
A-3.9

B  
A-3.9



1  
A-2.2 | North Facing Elevation  
3/16" = 1'-0"



Proposed  
Multi Family  
Use

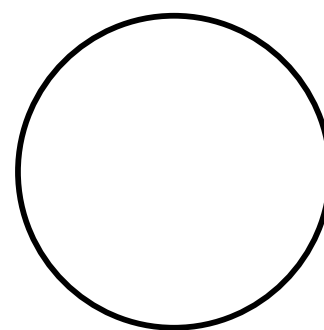
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North-East  
Facing Elevation

JOB NO

DATE 12.01.2023  
DWG BY RJA  
CKD BY MLM  
SCALE

1/8" = 1'-0"

A-2.3



1 North-East Facing Elevation  
A-2.3 3/16" = 1'-0"

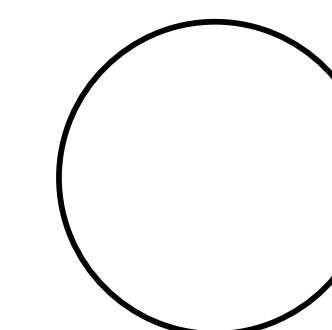


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South-West  
Facing Elevation

JOB NO	A-2.4
DATE 12.01.2025	
DWG BY RJM	
CKD BY MLM	
SCALE 1/8" = 1'-0"	



1 | South-West Facing Elevation  
A-2.4 | 3/16" = 1'-0"

025  
JM  
A-2.4

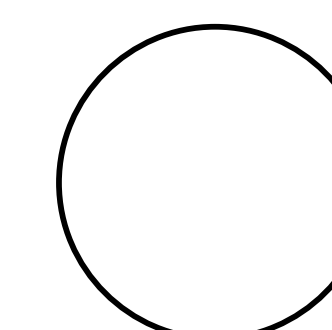


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South-East  
Facing Elevation

JOB NO	A-2.5
DATE 12.01.2025	
DWG BY RJM	
CKD BY MLM	
SCALE	

1/8" = 1'-0"



1 | South-East Facing Elevation  
A-2.5 | 3/16" = 1'-0"

025  
JM

A-2.5

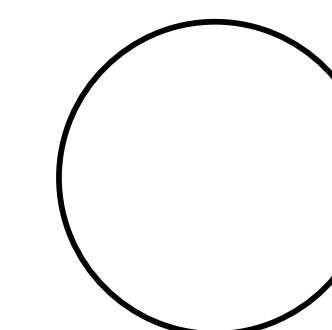


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JOB NO	A-2.6
DATE 12.01.2025	
DWG BY RJM	
CKD BY MLM	
SCALE 1/8" = 1'-0"	

A-2.6



1 | South-East Facing Elevation  
A-2.5 | 3/16" = 1'-0"



Proposed  
Multi Family  
Use

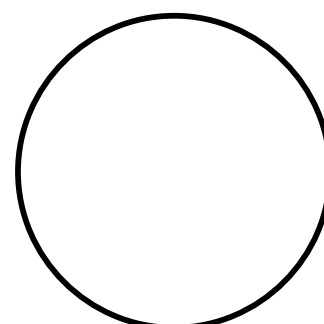
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Over-All  
Elevations

JOB NO

DATE 12.01.2023

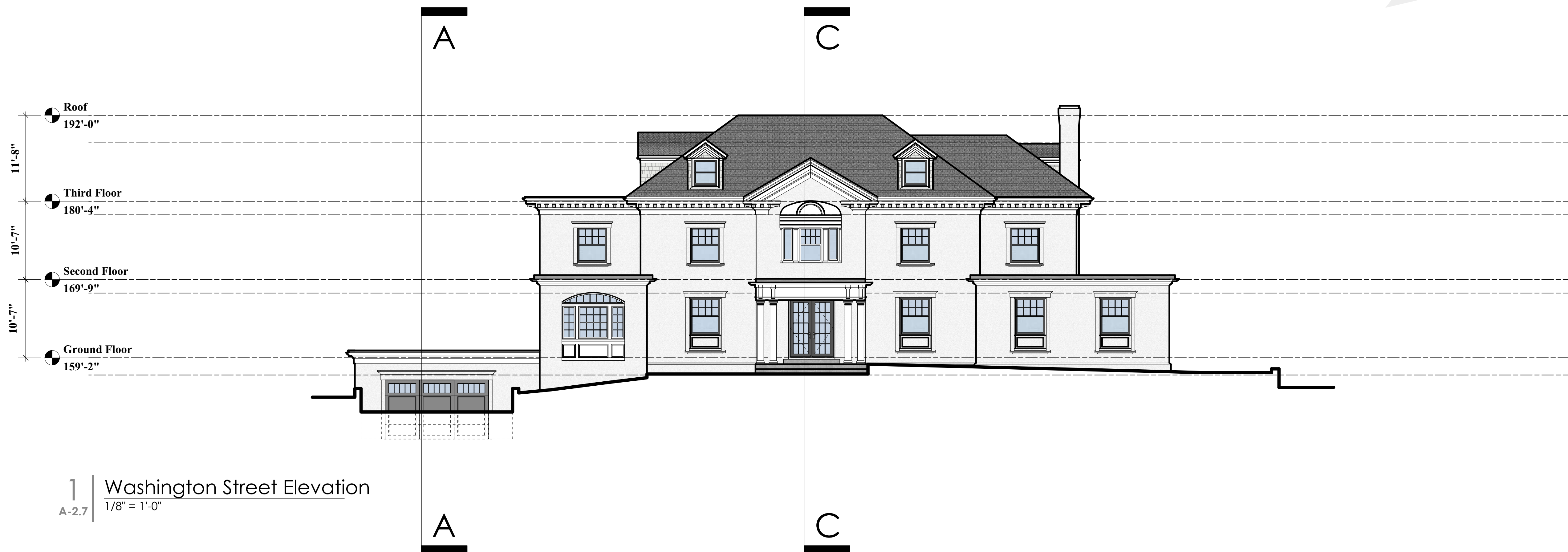
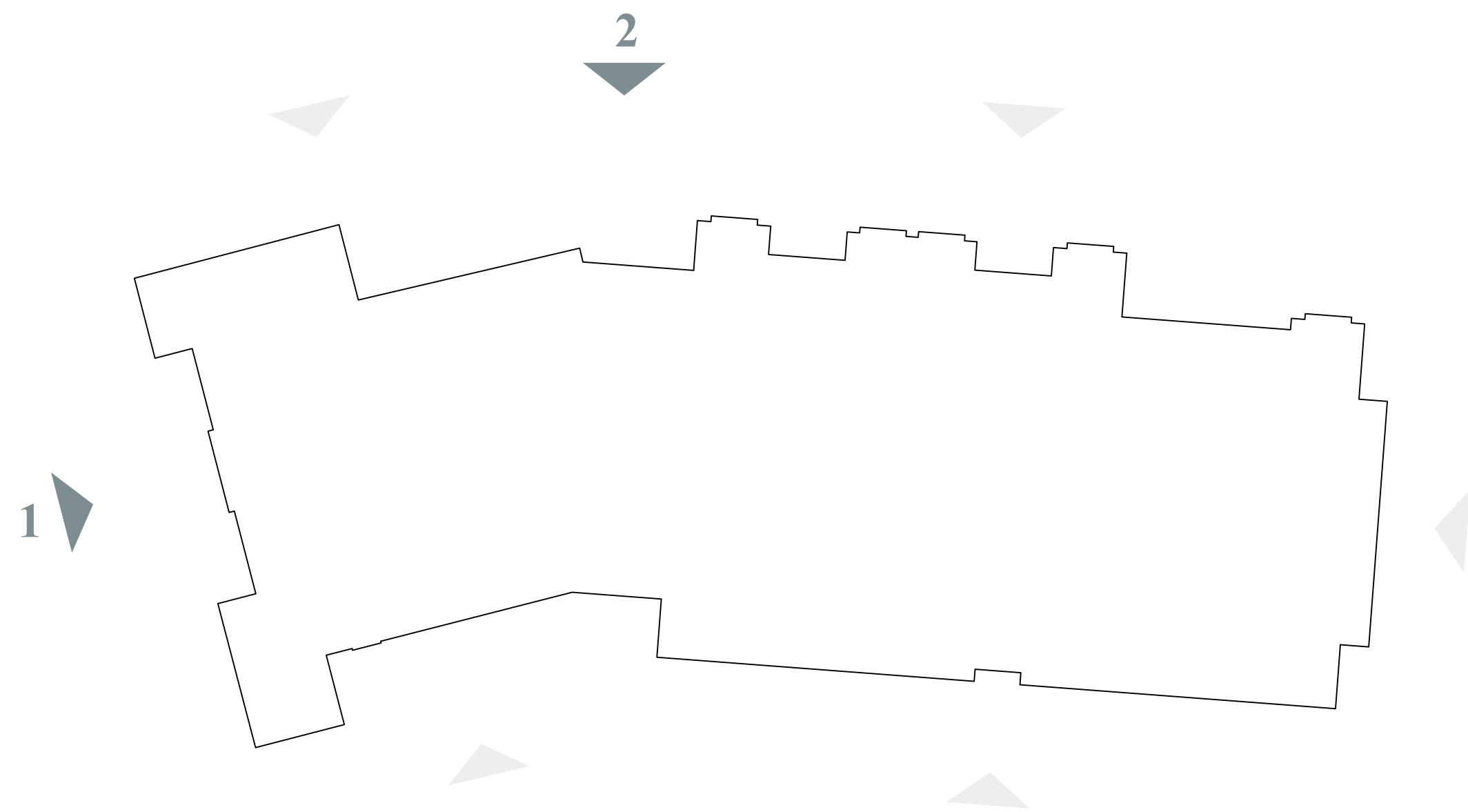
DWG BY RJA

CKD BY MLM

SCALE

1/8" = 1'-0"

A-2.7



1 Washington Street Elevation  
1/8" = 1'-0"



2 Left Side Elevation  
1/8" = 1'-0"



Proposed  
Multi Family  
Use

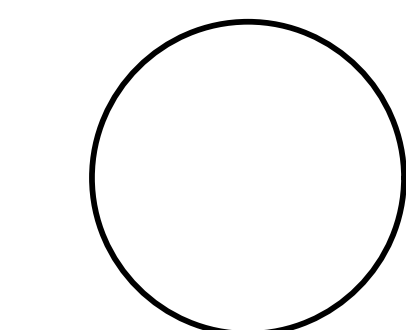
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Over-All  
Elevations

JOB NO

DATE 12.01.2023

DWG BY RJA

CKD BY MLM

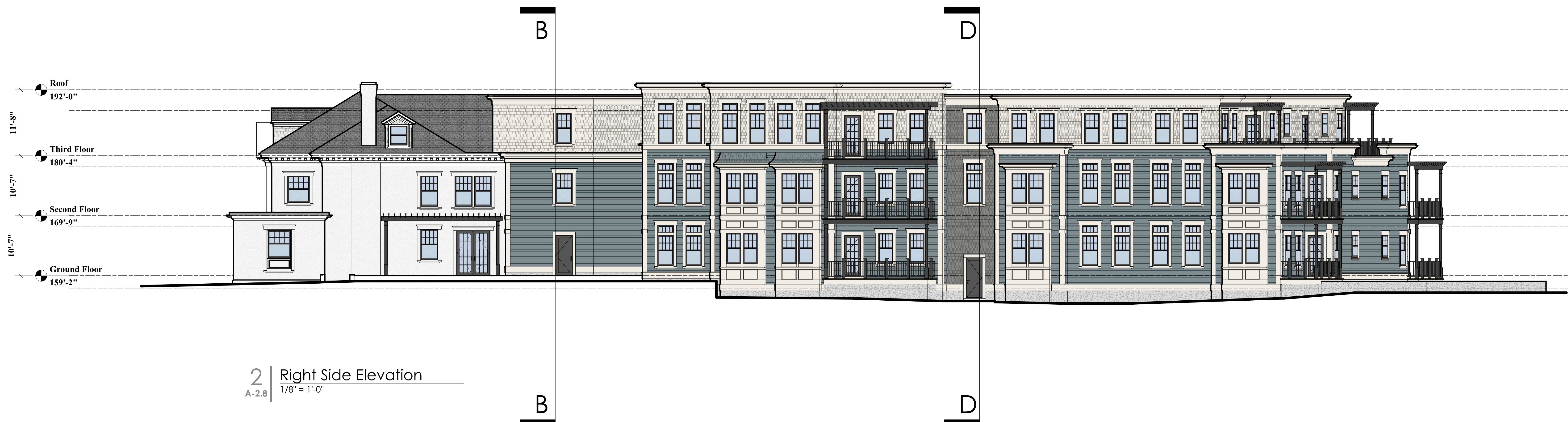
SCALE

1/8" = 1'-0"

A-2.8



1 Rear Elevation  
1/8" = 1'-0"



2 Right Side Elevation  
1/8" = 1'-0"



Proposed  
Multi Family  
Use

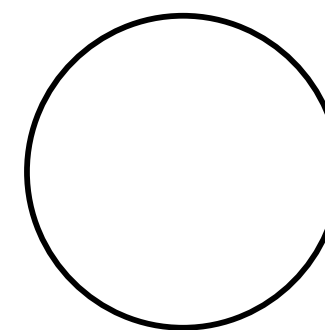
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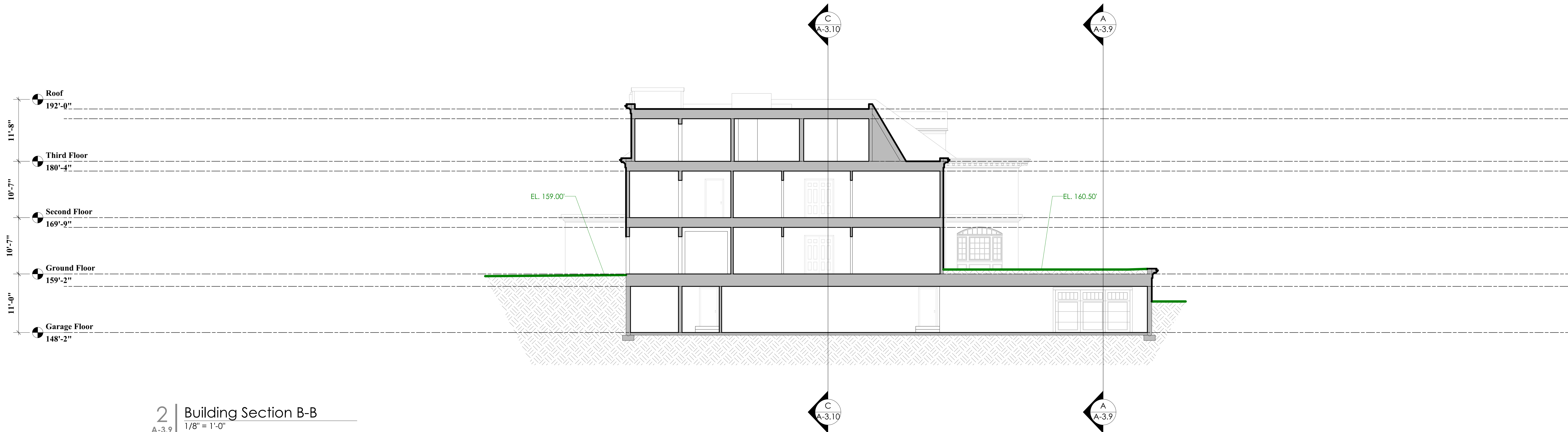
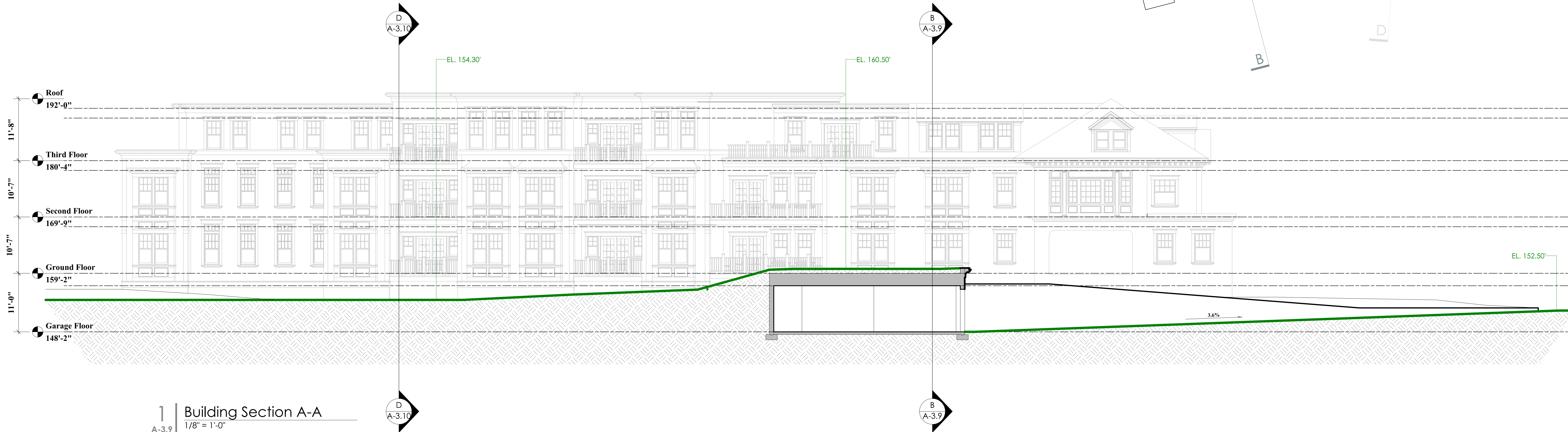
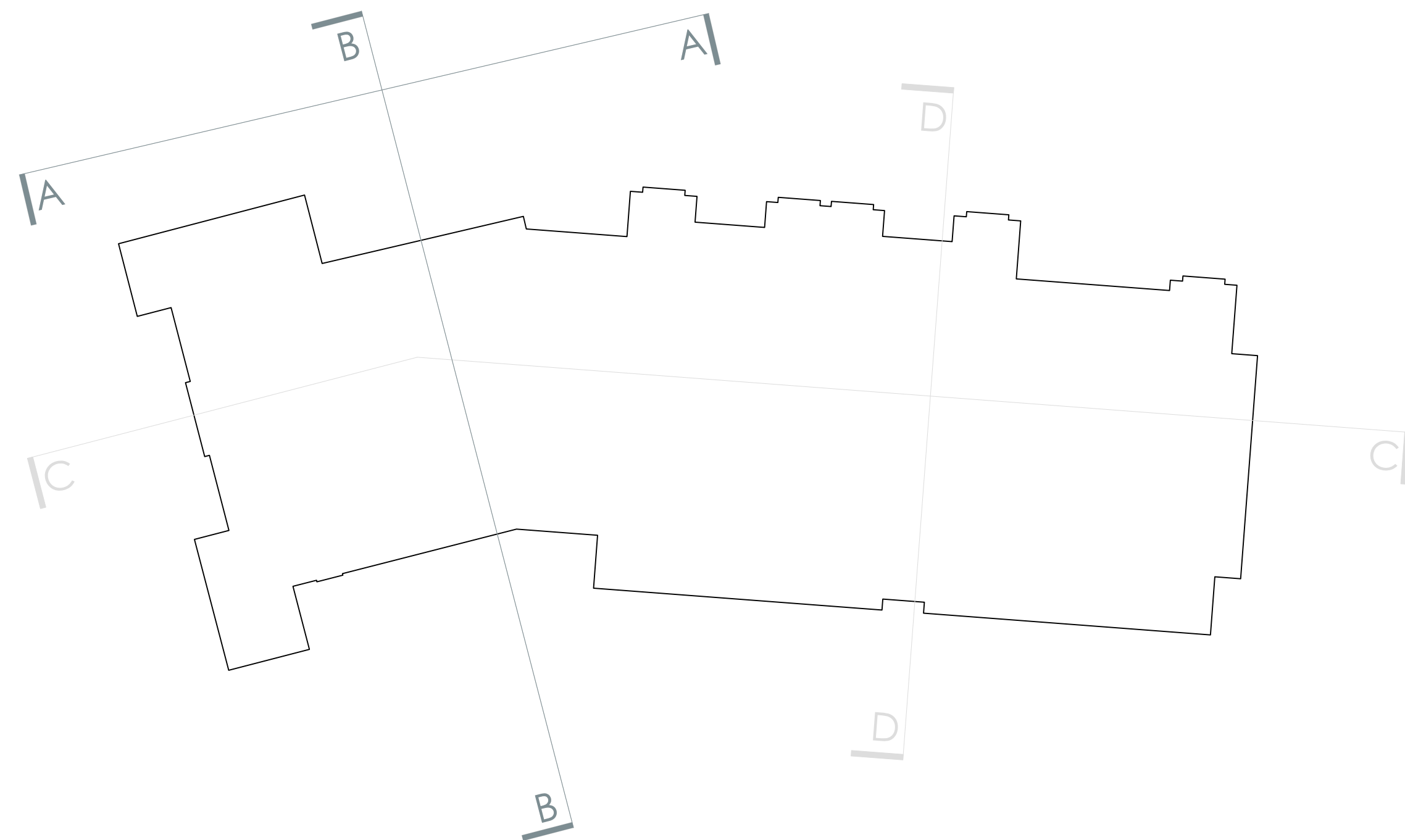
REV #	DATE	ISSUANCE

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Building Sections  
A-A & B-B

JOB NO	
DATE	12.01.2025
DWG BY	RJA
CKD BY	MLM
SCALE	

A-3.9






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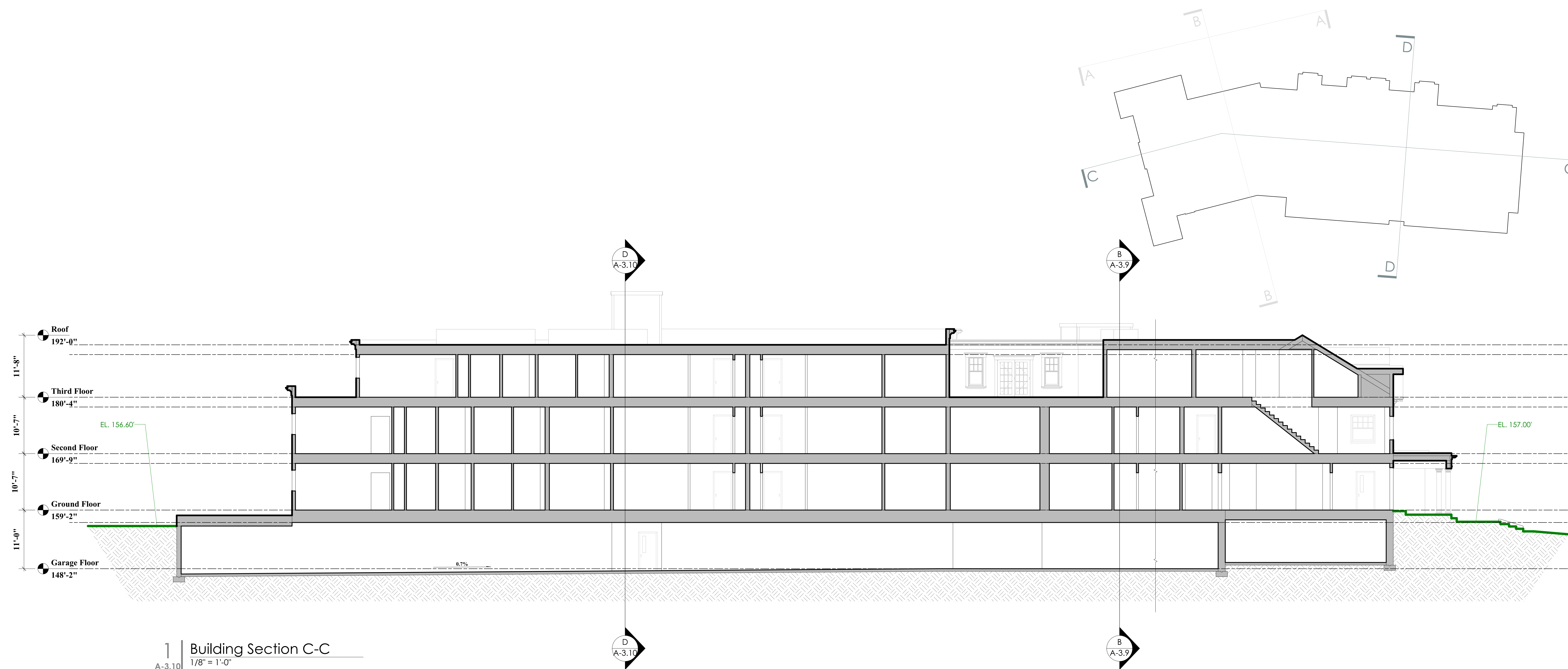
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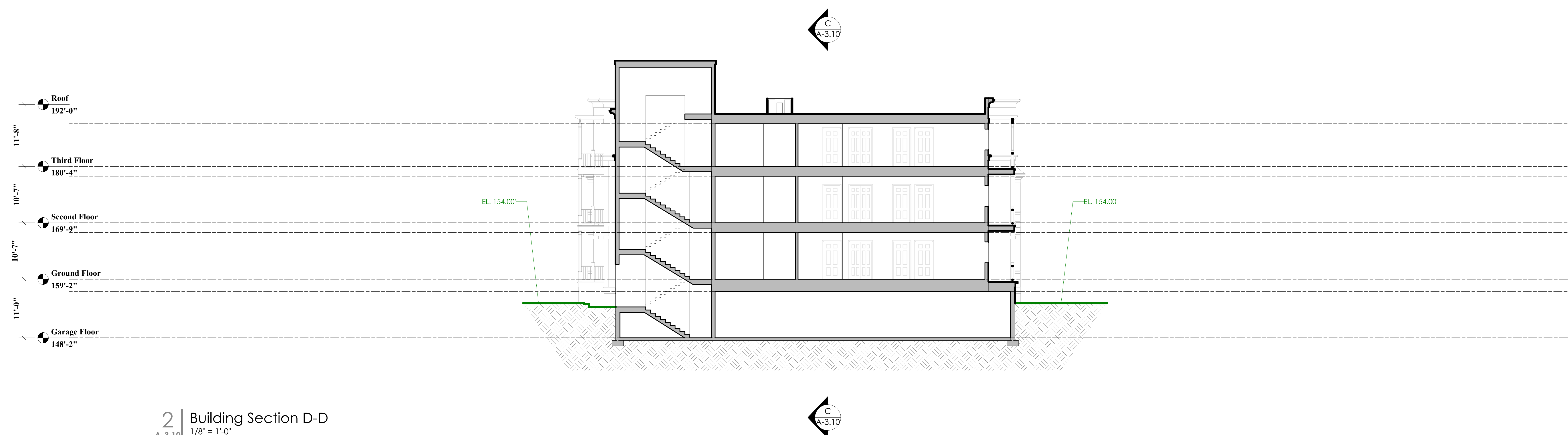
Contractor to verify all information and dimensions in the field prior to start of construction and is to notify McKay Architects of any discrepancies

## Building Sections C-C & D-D

JOB NO	
DATE	12.01.2025
DWG BY	RJM
CKD BY	MLM
SCALE	1/8" = 1'-0"



1 Building Section C-C  
A-3.10  $1/8" = 1'-0"$



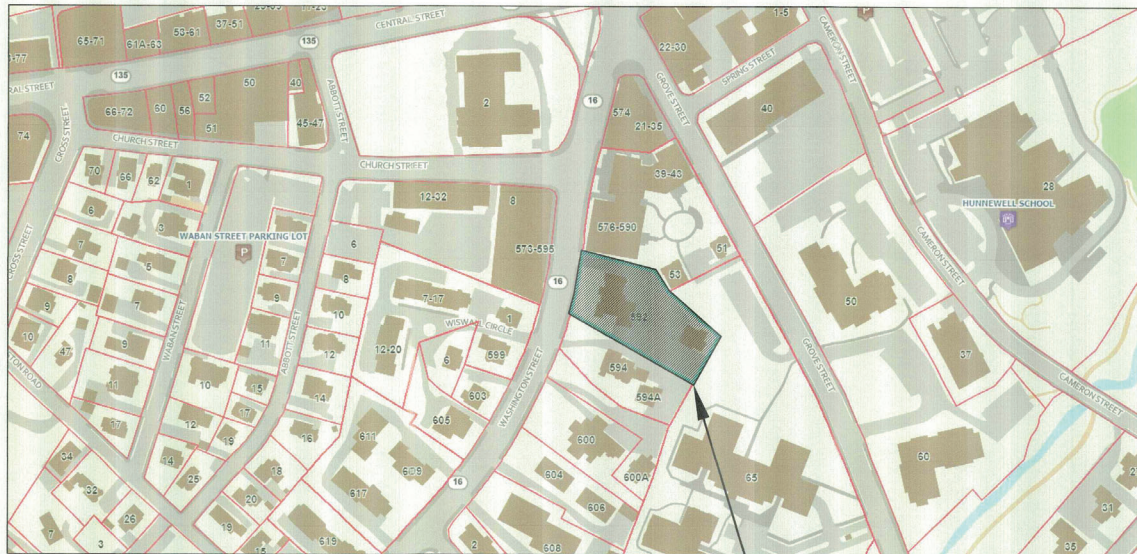
2 | Building Section D-D  
A-3.10 | 1/8" = 1'-0"



# NOTES:

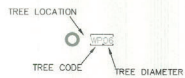
- SUBJECT PARCEL IS SHOWN AS ASSESSORS MAP 124, LOT 17. RECORD TITLE FROM CERTIFICATE #214101.
- UTILITY LOCATIONS DEPICTED ON THIS PLAN, BOTH ABOVE- AND BELOW-GROUND, ARE BASED UPON DIRECT FIELD OBSERVATIONS MADE BY METROWEST ENGINEERING, INC. PERSONNEL DURING A FIELD SURVEY, RECORD PLAN LOCATIONS, OR DIGSAFE PAINT-INDICATORS. METROWEST ENGINEERING, INC. DOES NOT WARRANT THAT ALL UTILITIES ARE SHOWN OF THAT UTILITIES THAT ARE DEPICTED ARE SHOWN IN THE CORRECT LOCATION, OR WITH THE PROPER MATERIAL DESIGNATION. METROWEST ENGINEERING, INC. DOES NOT WARRANT OR PROVIDE AN EXPRESS OR IMPLIED WARRANTY THAT ALL SUBSURFACE IMPROVEMENTS ARE SHOWN OR ARE SHOWN CORRECTLY, INCLUDING, BUT NOT LIMITED TO, UTILITIES, UNDERGROUND VAULTS, UNDERGROUND TANKS OR CHAMBERS, BUNKERS, DUCT BANKS, AND/OR OTHER MAN-MADE IMPROVEMENTS THAT LIE BENEATH THE GROUND SURFACE AT THE TIME OF THE SURVEY.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR ESTABLISHING EXISTING LOCATIONS OF ALL SUB-SURFACE UTILITIES AND MAN-MADE IMPROVEMENTS AND FOR THE REQUIREMENTS TO REPLACE, RELOCATE OR REPAIR EXISTING UTILITIES IN THE EVENT OF DAMAGE OCCURRING DURING CONSTRUCTION. MWE IS NOT RESPONSIBLE OR LIABLE FOR DELAYS OR COSTS ASSOCIATED WITH REMOVING/REPLACING/RELOCATING OF EXISTING UTILITIES REGARDLESS OF WHETHER SAID UTILITIES ARE ACCURATELY DEPICTED ON THIS SURVEY.
- THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PROPERTY LIES WITHIN ZONE "X" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS MAP NUMBER 25021C0016F, BEARING AN EFFECTIVE DATE OF JULY 8, 2025.

## PROPOSED SITE PLAN SET 592 WASHINGTON STREET WELLESLEY, MASSACHUSETTS



### EXISTING TREE DESCRIPTION LEGEND

CODE	DESCRIPTION
BL	BLACK LOCUST
EB	EUROPEAN BEECH
HCH	HORSE CHESTNUT
HL	HONEY LOCUST
NM	NORWAY MAPLE
RO	RED OAK
SM	SUGAR MAPLE
DBL	DOUBLE



### LEGEND

A.C.	AIR CONDITIONER
B.M.	BULKHEAD
BIT.	BITUMINOUS
C.C.B.	CAPE COD BERM
CONC.	CONCRETE
C.P.	CONCRETE PAD
D.C.B.	DRAIN CATCH BASIN
D.M.H.	DRAIN MANHOLE
D.S.	DOWNSPOUT
E.H.H.	ELECTRIC HANDHOLE
E.M.	ELECTRIC METER
E.M.H.	ELECTRIC MANHOLE
E.O.D.	EDGE OF DRIVE
(F)	FOUND
G.G.	GAS GATE
G.M.	GAS METER
INV.	INVERT
I.R.	IRON ROD
L	LENGTH
L.S.	LANDSCAPE
N/F	NOW OR FORMERLY
O.H.W.	OVERHEAD WIRE
R	RADIUS
S.F.	SQUARE FEET
S.M.H.	SEWER MANHOLE
T.H.H.	TELEPHONE HANDHOLE
U.O.D.S.	UNDERGROUND DOWNSPOUT
U.P.	UTILITY POLE
V.C.C.	VERTICAL GRANITE CURB
W.G.	WATER GATE
Δ	DELTA
(E)	NUMBER OF PARKING SPACES
---	EXISTING SPOT GRADE
---	EXISTING GRADING
---	GASLINE
---	UNDERGROUND ELECTRIC LINE
---	WATERLINE

### PROPOSED PARKING REQUIREMENTS

PARKING USE	PARKING REQUIREMENT	QUANTITY REQUIRED	QUANTITY PROPOSED
MULTI-UNIT HOUSING	2 SPACES PER DWELLING UNIT	38 SPACES	36 SPACES

1. PARKING REQUIREMENTS TAKEN FROM SECTION 5.17.2.2 & TABLE 21.1 OF CITY OF WELLESLEY ZONING BYLAWS

### ZONING TABLE WELLESLEY SQUARE COMMERCIAL DISTRICT

AREA	REQUIRED	EXISTING	PROPOSED
FRONTAGE	N.A.	35,861± S.F.	35,861± S.F.
SETBACKS:			
FRONT YARD	5 FEET	39.4 FEET (TO ENTRY)	34.9 FEET (TO ENTRY)
SIDE YARD	N.A.	4.0 FEET	1.4 FEET (GARAGE)
REAR YARD	N.A.	15.7 FEET	7.1 FEET (GARAGE)
BUILDING HEIGHT	3 STORIES	3 STORIES	3 STORIES
LOT COVERAGE	N.A.	5,709± S.F.	15,525± S.F.
IMPERVIOUS EXCLUDING BUILDINGS	N.A.	23,900± S.F.	5,130± S.F.
TOTAL IMPERVIOUS COVERAGE	N.A.	29,609± S.F.	20,655± S.F.
FLOOR AREA RATIO (FAR)	0.30 MAXIMUM	0.16	1.08

### BENCHMARKS

ELEVATIONS SHOWN ARE BASED ON THE TOWN OF WELLESLEY DATUM

B.M.	DESCRIPTION	ELEVATION
A	"X" CUT ON HYDRANT	154.33'
B	NE CORNER RETAINING WALL STEPS	156.57'
C	NAIL SET 1" UP IN 20" SUGAR MAPLE	156.64'
D	NAIL SET 1" UP IN 16" RED OAK	155.73'
E	SE CORNER TOP OF STEP	154.94'
F	NAIL SET ON ROOT OF A STUMP	153.28'
G	NE CORNER OF STEP	154.97'
H	NAIL SET 1" UP ON U.P.#5-1/2	155.57'



*Robert A. Gemma* 11/24/25  
FOR METROWEST ENGINEERING, INC. DATE  
ROBERT A. GEMMA, P.E. (CIVIL) # 31967  
P.L.S. # 37046

### PROJECT SITE

### SHEET INDEX

COVER SHEET	— EXISTING CONDITIONS SITE PLAN
SHEET C1.0	— EROSION AND SEDIMENT CONTROL PLAN
SHEET C2.0	— PROPOSED LAYOUT PLAN
SHEET C3.0	— PROPOSED GRADING PLAN (GROUND LEVEL)
SHEET C4.0	— PROPOSED DRAINAGE PLAN (GROUND LEVEL)
SHEET C5.0	— PROPOSED SITE PLAN (GROUND LEVEL)
SHEET C6.0	— LOCUS PLAN
SHEET C7.0	— DETAIL PLAN
SHEET C8.0	— DETAIL PLAN
SHEET C8.1	— DETAIL PLAN

### COVER SHEET #592 WASHINGTON STREET IN WELLESLEY, MASS (NORFOLK COUNTY)

PREPARED FOR:  
592 WASHINGTON LLC  
869 WORCESTER STREET  
WELLESLEY, MA 02482

PROPERTY OF:  
592 WASHINGTON LLC  
869 WORCESTER STREET  
WELLESLEY, MA 02482

ENGINEERS & SURVEYORS:  
**MWE** METROWEST ENGINEERING, INC.  
75 FRANKLIN STREET  
FRAMINGHAM, MA 01702  
TELE: (508) 620-0063

COVER SHEET  
DATE: NOVEMBER 24, 2025  
CALC'D BY: BTN FIELD BK: 753 CAD FILE: BEHREND\_SP\_01.dwg  
DRAFTER: CJC PROJECT: WEL\_WAS4 DWG FILE:



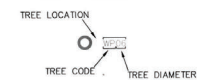
SOIL TEST RESULTS	
D.T.H. - 1 (ELEV=155.9')	
0'-16" A SANDY LOAM	10YR 5/2
16'-36" B SANDY LOAM	10YR 5/6
36'-72" C1 SAND	2.5Y 5/3
72'-120" C2 SAND	2.5Y 5/4
C1 HORIZON HAS 40% GRAVEL	
POSSIBLE MOTTLING @ 0'	
NO STANDING OR WEeping WATER	
NO REFUSAL	
ESTIMATED HIGH WATER=BELOW 147.1'	
DATE: AUGUST 08, 2023	
BY: BRIAN NELSON, SOIL EVALUATOR F.B. 757, PAGE 02	
INSPECTOR: NONE	

**ZONING:**  
**WELLESLEY SQUARE**  
**COMMERCIAL DISTRICT**  
 MINIMUM AREA = N.A.  
 MINIMUM FRONTAGE = N.A.  
 SETBACKS:  
 FRONT YARD = 5 FEET  
 SIDE YARD = N.A.  
 REAR YARD = N.A.  
 MAXIMUM HEIGHT = 45 FEET (3 STORIES)  
 MAXIMUM LOT COVERAGE = N.A.  
 FLOOR AREA RATIO = 0.30

LEGEND	
A.C.	AIR CONDITIONER
B.H.	BULKHEAD
BT.	BUTYLIUMOUS
C.C.B.	CAPE COD BERM
CONC.	CONCRETE
C.P.	CONCRETE PAD
D.C.B.	DRAIN CATCH BASIN
D.M.H.	DRAIN MANHOLE
D.S.	DOWNSPOUT
E.H.H.	ELECTRIC HANDHOLE
E.M.	ELECTRIC METER
E.M.H.	ELECTRIC MANHOLE
E.O.D.	EDGE OF DRIVE
F.	FOUND
G.G.	GAS GATE
G.M.	GAS METER
INV.	INVERT
I.R.	IRON ROD
L.	LENGTH
L.S.	LANDSCAPE
N/F.	NOW OR FORMERLY
O.H.W.	OVERHEAD WIRE
R.	RADIUS
S.F.	SQUARE FEET
S.M.H.	SEWER MANHOLE
T.H.H.	TELEPHONE HANDHOLE
U.G.D.S.	UNDERGROUND DOWNSPOUT
U.P.	UTILITY POLE
V.C.C.	VERTICAL GRANITE CURB
W.G.	WATER GATE
Δ	DELTA
Ⓢ	EXISTING SPOT GRADE
Ⓢ	EXISTING GRADING
— GAS	GASLINE
— W	UNDERGROUND ELECTRIC LINE
— W	WATERLINE

### EXISTING TREE DESCRIPTION LEGEND

CODE	DESCRIPTION
BL	BLACK LOCUST
EB	EUROPEAN BEECH
HCH	HORSE CHESTNUT
HL	HONEY LOCUST
NM	NORWAY MAPLE
RO	RED OAK
SM	SUGAR MAPLE
DBL	DOUBLE



### NOTES:

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CONTRACTOR TO VERIFY ACTUAL LOCATION OF EXISTING UTILITY SERVICES IN THE FIELD PRIOR TO CONSTRUCTION (WATER, ELECTRICAL, ETC.) CALL DIG-SAFE BEFORE YOU DIG 811.

### BENCHMARKS

ELEVATIONS SHOWN ARE BASED ON THE TOWN OF WELLESLEY DATUM

T.B.M. DESCRIPTION	ELEVATION
A "X" OUT ON HYDRANT	154.33'
B NE CORNER RETAINING WALL STEPS	156.57'
C NAIL SET 1' UP IN 20" SUGAR MAPLE	156.64'
D NAIL SET 1' UP IN 16" RED OAK	155.73'
E SE CORNER TOP OF STEP	154.94'
F NAIL SET ON ROOT OF A STUMP	153.28'
G NE CORNER OF STEP	154.97'
H NAIL SET 1' UP ON U.P. #5-1/2	155.57'



*Robert A. Gemma*  
 11/24/25

FOR METROWEST ENGINEERING, INC. DATE  
 ROBERT A. GEMMA, P.L.S. # 37046

GRAPHIC SCALE  
 1 inch = 20 ft.  
 ( FEET )  
 ( METERS )

## EXISTING CONDITIONS SITE PLAN #592 WASHINGTON STREET IN WELLESLEY, MASS (NORFOLK COUNTY)

PREPARED FOR:  
 592 WASHINGTON LLC  
 869 WORCESTER STREET  
 WELLESLEY, MA 02482

PROPERTY OF:  
 592 WASHINGTON LLC  
 869 WORCESTER STREET  
 WELLESLEY, MA 02482

ENGINEERS & SURVEYORS:  
**MWE** METROWEST ENGINEERING, INC.  
 75 FRANKLIN STREET  
 FRAMINGHAM, MA 01702  
 TELE: (508) 626-0063  
 EMAIL: INFO@MWEENGINEERING.COM

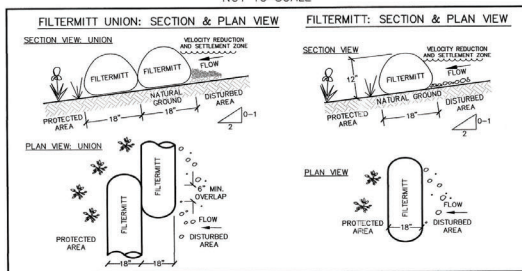
SHEET C1.0 DATE: NOVEMBER 24, 2025  
 CALC'D BY: BTN FIELD BK: 753 CAD FILE: BEHREND\_SP\_01.dwg  
 DRAFTER: CJC PROJECT: WEL\_WAS4 DWG FILE:



**ZONING:**  
**WELLESLEY SQUARE COMMERCIAL DISTRICT**  
 MINIMUM AREA = N.A.  
 MINIMUM FRONTAGE = N.A.  
 SETBACKS:  
 FRONT YARD = 5 FEET  
 SIDE YARD = N.A.  
 REAR YARD = N.A.  
 MAXIMUM HEIGHT = 45 FEET (3 STORIES)  
 MAXIMUM LOT COVERAGE = N.A.  
 FLOOR AREA RATIO = 0.30

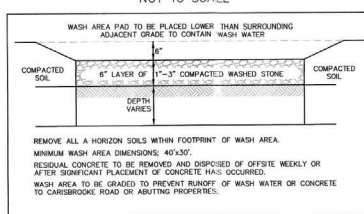
# **FILTER MITT EROSION CONTROL BARRIER**

NOT TO SCALE



## **CONCRETE TRUCK WASH AREA**

NOT TO SCALE

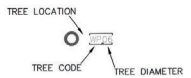


## **LEGEND**

- A.C. AIR CONDITIONER
- B.H. BULKHEAD
- BIT. BITUMINOUS
- C.B. CAPE COD BERM
- CONC. CONCRETE
- C.P. DRAIN CATCH BASIN
- D.C.B. DRAIN MANHOLE
- D.M.H. DOWNSPOUT
- D.S. ELECTRIC HANDHOLE
- E.M.H. ELECTRIC MANHOLE
- E.O.D. EDGE OF DRIVE
- F. FOUND
- G.G. GAS GATE
- G.M. GAS METER
- INV. INVERT
- I.R. IRON ROD
- L. LENGTH
- L.S. LANDSCAPE
- N/F. NOW OR FORMERLY
- O.H.W. OVERHEAD WIRE
- R. RADIUS
- S.F. SQUARE FEET
- S.M.H. SEWER MANHOLE
- T.B.R. TO BE REMOVED
- T.H. TELEPHONE HANDHOLE
- U.D.S. UNDERGROUND DOWNSPOUT
- U.P. UTILITY POLE
- V.C. VERTICAL GRANITE CURB
- W.G. WATER GATE
- W.G. WATER GATE
- DELTA
- NUMBER OF PARKING SPACES
- EXISTING SPOT GRADE
- EXISTING GRADING
- GAS GASLINE
- UNDERGROUND ELECTRIC LINE
- WATERLINE

## **EXISTING TREE DESCRIPTION LEGEND**

CODE	DESCRIPTION
BL	BLACK LOCUST
EB	EUROPEAN BEECH
HCH	HORSE CHESTNUT
HL	HONEY LOCUST
NM	NORWAY MAPLE
RO	RED OAK
SM	SUGAR MAPLE
DBL	DOUBLE



## **CONSTRUCTION HOURS:**

WEEKDAY CONSTRUCTION HOURS: 7:30 A.M. TO 5:30 P.M.  
 SATURDAY CONSTRUCTION HOURS: 8:00 A.M. TO 4:00 P.M.  
 NO WORK SHALL OCCUR ON SUNDAYS.

## **PROTECTION OF STORMWATER MANAGEMENT AREAS DURING CONSTRUCTION**

- CONTRACTOR SHALL EXERCISE CARE TO PROTECT THE SURFACES BENEATH AND ADJACENT TO THE PROPOSED INFILTRATION SYSTEMS AND RAIN GARDEN FROM DEGRADATION BY SURROUNDING CONSTRUCTION ACTIVITIES, INCLUDING:
  - PREVENTION OF CONTAMINATION OF EXPOSED SUBGRADE BY CONSTRUCTION SEDIMENT.
  - PREVENTION OF EXCESSIVE COMPACTION BY CONSTRUCTION VEHICLES.
  - PREVENTION OF DISCHARGE OF WATER FROM DETERIORATING ACTIVITIES INTO THE PROPOSED INFILTRATION SYSTEM OR RAIN GARDENS.
  - PREVENTION OF DISCHARGE OF STORMWATER INTO THESE FACILITIES UNTIL THE CONTRIBUTING AREAS ARE STABILIZED UNLESS SPECIFIC MEASURES ARE PROVIDED FOR PROTECTING AND RESTORING THE INFILTRATION SURFACE.

## **EROSION CONTROL NOTES:**

- CONTRACTOR SHALL MODIFY SEDIMENTATION CONTROLS AS NECESSARY DURING CONSTRUCTION.
- CONTRACTOR SHALL INSPECT AND CLEAN ALL SILTATION CONTROL MEASURES ON A WEEKLY BASIS AND AFTER ALL STORMS WITH A PRECIPITATION AMOUNT IN EXCESS OF 1". CONTRACTOR SHALL IMMEDIATELY REPAIR ANY DEFICIENCIES FOUND ON SILTATION CONTROL MEASURES.
- CONTRACTOR SHALL MAINTAIN AN INVENTORY OF EMERGENCY SUPPLIES ON SITE IN A PROTECTED LOCATION INCLUDING, BUT NOT LIMITED TO, HAYBALES, SILT FENCE, WASHED STONE, PVC PIPE, MULCH AND SEED.
- ALL DISTURBED AREAS SHALL BE PROPERLY STABILIZED BEFORE OR THROUGH THE WINTER TO ELIMINATE DESTABILIZATION OR SILTATION DURING THE SPRING THAW.
- ANY RELEASE OF WATER FROM TEMPORARY SILTATION PONDS SHALL BE FREE OF SILT AND SEDIMENT AND SHALL MEET WATER QUALITY STANDARDS FOR CLASS B WATER IN THE COMMONWEALTH OF MASSACHUSETTS.
- IF GROUNDWATER DE-WATERING IS REQUIRED, CONTRACTOR SHALL IMPLEMENT A FILTERING SYSTEM FOR PUMPED GROUNDWATER TO REMOVE SILT AND SEDIMENT. THE DIRECT DISCHARGE OF ANY DE-WATERING OPERATION INTO A WETLAND IS PROHIBITED.
- CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF ALL SEDIMENTS WHEN THEY HAVE ACCUMULATED TO A HEIGHT APPROXIMATELY EQUAL TO ONE HALF OF THE HEIGHT OF THE CORRESPONDING EROSION AND SEDIMENTATION CONTROL MEASURE.
- CONTRACTOR SHALL KEEP COPIES OF THE EROSION CONTROL PLAN AND INSPECTION REPORTS SO THEY ARE ACCESSIBLE AT ALL TIMES.
- CONTRACTOR TO PROTECT ALL DRAINAGE INLETS FROM SILT AND SEDIMENT UNTIL THEIR TRIBUTARY AREAS ARE FULLY STABILIZED.
- CONTRACTOR TO SWEEP STREET IN FRONT OF WORK AREA WEEKLY OR AS NEEDED TO PREVENT ACCUMULATION OF SILT AND SEDIMENT ON GARDEN ROAD.
- ANY DETERIORATING PERFORMED ON SITE REQUIRING A CONNECTION OR DISCHARGE TO THE MUNICIPAL DRAINAGE SYSTEM MUST BE APPROVED BY THE TOWN ENGINEER PRIOR TO DISCHARGE.

## **NOTES:**

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## **BENCHMARKS**

ELEVATIONS SHOWN ARE BASED ON THE TOWN OF WELLESLEY DATUM

T.B.M. DESCRIPTION	ELEVATION
A "X" CUT ON HYDRANT	154.33'
B NE CORNER RETAINING WALL STEPS	156.57'
C NAIL SET 1' UP IN 20" SUGAR MAPLE	156.64'
D NAIL SET 1' UP IN 16" RED OAK	155.73'
E SE CORNER TOP OF STEP	154.94'
F NAIL SET ON ROOT OF A STUMP	153.28'
G NE CORNER OF STEP	154.97'
H NAIL SET 1' UP ON U.P.#5-1/2	155.57'



*Robert A. Gemma* 12/2/25  
 FOR METROWEST ENGINEERING, INC. DATE  
 ROBERT A. GEMMA, P.E. # 31967 (CIVIL)  
 P.L.S. # 37046  
 GRAPHIC SCALE  
 1 inch = 20 ft.  
 ( FEET )  
 ( METERS )

## **OFF-SITE TRUCKING ROUTE**

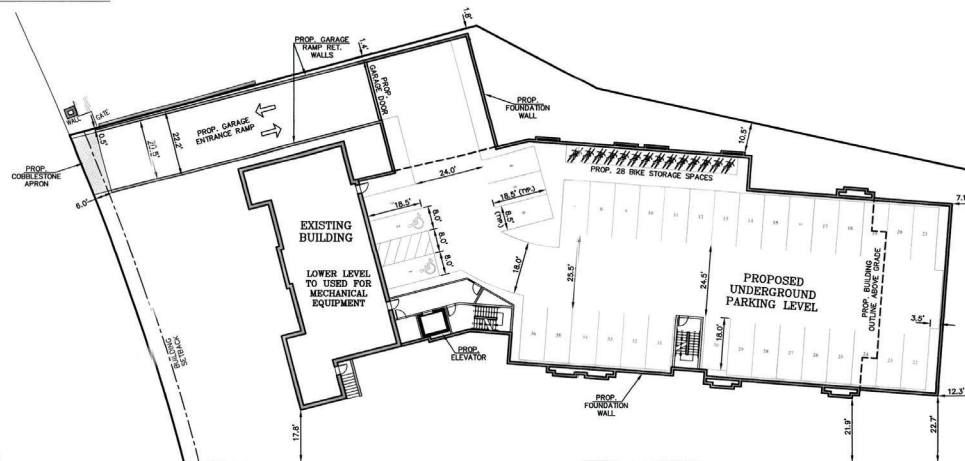
LARGE CONSTRUCTION VEHICLES SHALL EXIT THE SITE USING THE MOST DIRECT PATH TO WORCESTER ROAD (ROUTE 9):  
 EXIT THE SITE AND HEAD NORTH ON WASHINGTON STREET (ROUTE 16) 1.5-MILES TO THE EASTBOUND RAMP FOR WORCESTER STREET AND WASHINGTON STREET.  
 PROCEED EAST ON WASHINGTON STREET TO THE WELLESLEY TOWN LINE.  
 OR:  
 PROCEED NORTH ON WASHINGTON STREET (ROUTE 16) 140- FEET TO THE INTERSECTION OF CHURCH STREET AND WASHINGTON STREET.  
 PROCEED WEST ON CHURCH STREET 835- FEET TO THE INTERSECTION OF CHURCH STREET AND CROSS STREET.  
 PROCEED SOUTH ON CROSS STREET TO THE INTERSECTION OF CROSS STREET AND WESTON ROAD.  
 PROCEED NORTH ON WESTON ROAD 1.2-MILES TO THE WESTBOUND RAMP FOR WORCESTER STREET (ROUTE 9).  
 PROCEED WEST ON WORCESTER STREET (ROUTE 9) TO WELLESLEY TOWN LINE.

## **SOIL TEST RESULTS**

D.T.H.-1 (ELEV=155.9')  
 0"-16" A. SANDY LOAM 10YR 3/2  
 16"-36" B. SANDY LOAM 10YR 5/6  
 36"-72" C1. SAND 2.5/ 5/3  
 72"-120" C2. SAND 2.5/ 5/4  
 C1 HORIZON HAS 40% GRAVEL  
 POSSIBLE MOTTLING OBS.  
 NO STANDING OR WEETING WATER.  
 ESTIMATED HIGH WATER-BELOW 147.1'  
 NO REFUSAL.  
 DATE: AUGUST 08, 2023  
 BY: BRIAN NELSON, SOIL EVALUATOR F.B. 757, PAGE 02  
 INSPECTOR: NONE



BASEMENT LEVEL



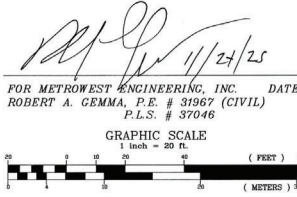
### IMPERVIOUS AREA TABLE

EXISTING BUILDINGS = 6,346 SQ. FT.  
EXISTING DRIVEWAY & PARKING LOT = 20,558 SQ. FT.  
EXISTING CONC. PADS, WALKWAYS & ETC. = 1,065 SQ. FT.

TOTAL EXISTING IMPERVIOUS AREA = 27,969 SQ. FT.

PROPOSED BUILDING = 15,525 SQ. FT.  
PROPOSED DRIVEWAY = 2,032 SQ. FT.  
PROPOSED PATIO & WALKWAYS = 3,098 SQ. FT.

TOTAL PROPOSED IMPERVIOUS AREA = 20,655 SQ. FT.

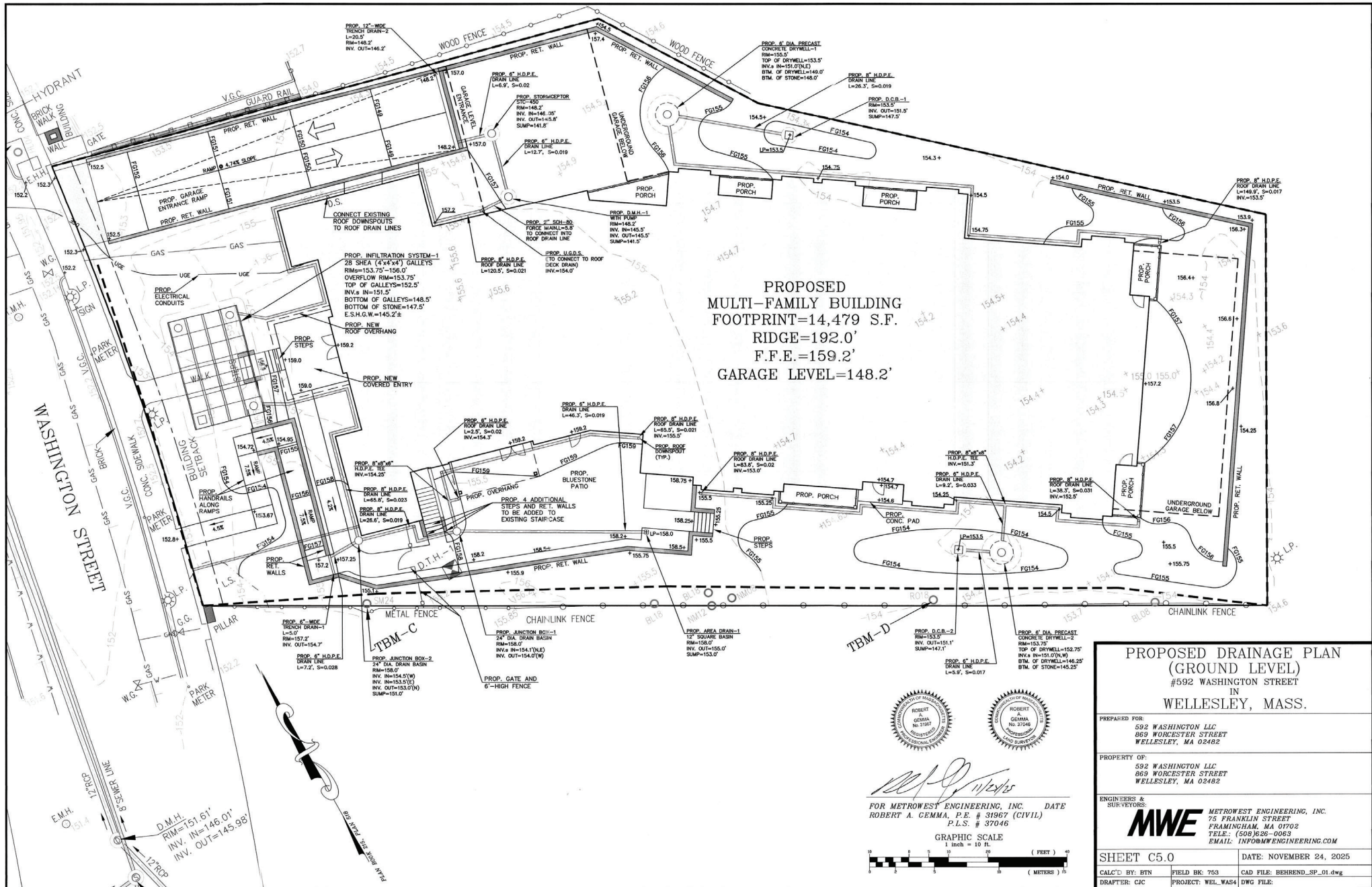


SHEET C3.0		DATE: NOVEMBER 24, 2022
CALC'D BY: BTN	FIELD BK: 753	CAD FILE: BEHREND_SP_01.dwg
DRAFTER: CJC	PROJECT: WEL_WAS4	DWG FILE:











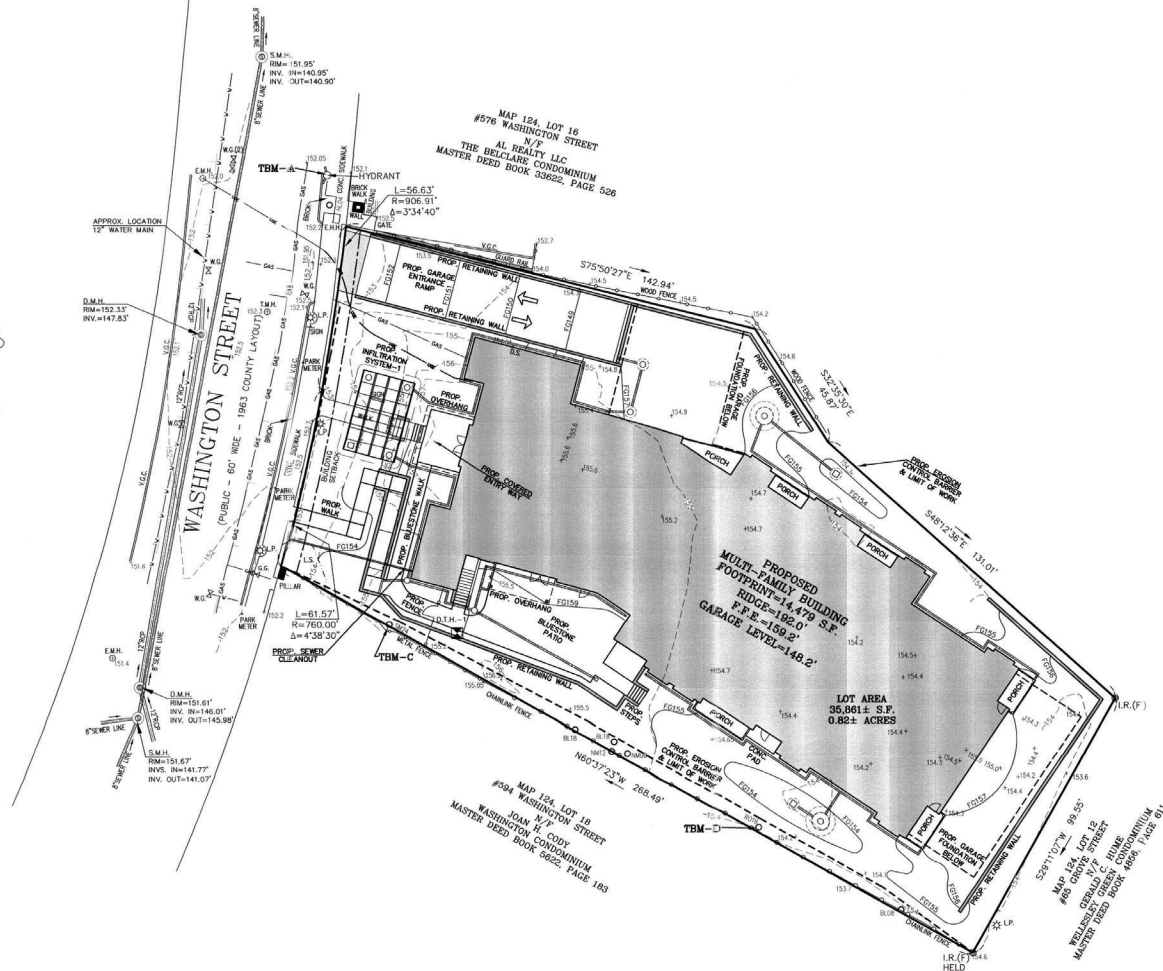
PLAN BOOK 216, PLAN 518

SOIL TEST RESULTS	
D.13A-1 (ELEV=155.9')	
0'-16" A SANDY LOAM 10YR 3/2	
16'-36" B SANDY LOAM 10YR 5/6	
36'-72" C1 SAND 2.5Y 5/3	
72'-120" C2 SAND 2.5Y 5/4	
C1 HORIZON HAS 40% GRAVEL	
POSSIBLE MOTTLED GRAY	
NO STANDING OR WEEPING WATER	
NO REFUSAL	
ESTIMATED HIGH WATER=BELOW 147.1'	
DATE: AUGUST 08, 2023	
BY: BRIAN NELSON, SOIL EVALUATOR F.B. 757, PAGE 02	
INSPECTOR: NONE	

### ZONING:

#### WELLESLEY SQUARE COMMERCIAL DISTRICT

MINIMUM AREA = N.A.  
MINIMUM FRONTAGE = N.A.  
SETBACKS:  
FRONT YARD = 5 FEET  
SIDE YARD = N.A.  
REAR YARD = N.A.  
MAXIMUM HEIGHT = 45 FEET (3 STORIES)  
MAXIMUM LOT COVERAGE = N.A.  
FLOOR AREA RATIO = 0.30



### LEGEND

A.C.	AIR CONDITIONER
B.H.	BULKHEAD
BT.	BITUMINOUS
C.C.B.	CAPE COD BERM
CONC.	CONCRETE
C.P.	CONCRETE PAD
D.C.B.	DRAIN CATCH BASIN
D.M.H.	DRAIN MANHOLE
D.S.	DOWNSPOUT
E.H.H.	ELECTRIC HANDHOLE
E.M.	ELECTRIC METER
E.M.H.	ELECTRIC MANHOLE
E.O.D.	EDGE OF DRIVE
(F)	FOUND
G.G.	GAS GATE
G.M.	GAS METER
INV.	INVERT
I.R.	IRON ROD
L	LENGTH
L.S.	LANDSCAPE
N/F	NOW OR FORMERLY
O.H.W.	OVERHEAD WIRE
R	RADIUS
S.F.	SQUARE FEET
S.M.H.	SEWER MANHOLE
T.H.H.	TELEPHONE HANDHOLE
U.P.	UNDERGROUND DOWNSPOUT
U.P.	UTILITY POLE
V.G.C.	VERTICAL GRANITE CURB
W.G.	WATER GATE
Δ	DELTA
(S)	NUMBER OF PARKING SPACES
+100.0	EXISTING SPOT GRADE
-100.0	EXISTING GRADING
---	GAS
---	UNDERGROUND ELECTRIC LINE
---	WATERLINE

### EXISTING TREE DESCRIPTION LEGEND

CODE	DESCRIPTION
BL	BLACK LOCUST
EB	EUROPEAN BEECH
HCH	HORSE CHESTNUT
HL	HONEY LOCUST
NM	NORWAY MAPLE
RD	RED OAK
SM	SUGAR MAPLE
DBL	DOUBLE

TREE LOCATION  
TREE CODE  
TREE DIAMETER

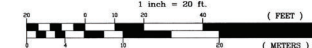
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*Robert A. Gemma*  
FOR METROWEST ENGINEERING, INC. DATE  
ROBERT A. GEMMA, P.E. # 31967 (CIVIL)  
P.L.S. # 37046

GRAPHIC SCALE



### PROPOSED SITE PLAN (GROUND LEVEL) #592 WASHINGTON STREET IN WELLESLEY, MASS.

PREPARED FOR:  
592 WASHINGTON LLC  
869 WORCESTER STREET  
WELLESLEY, MA 02482

PROPERTY OF:  
592 WASHINGTON LLC  
869 WORCESTER STREET  
WELLESLEY, MA 02482

ENGINEERS &  
SURVEYORS:  
**MWE** METROWEST ENGINEERING, INC.  
75 FRANKLIN STREET  
FRAMINGHAM, MA 01702  
TEL: (508) 628-0063  
EMAIL: INFO@MWEENGINEERING.COM

SHEET C6.0

DATE: NOVEMBER 24, 2025

CALC'D BY: BTN FIELD BK: 753 CAD FILE: BEHREND\_SP\_01.dwg  
DRAWN: CJC PROJECT: WEL\_WAS4 DWG FILE:





# NOTES:

1. SUBJECT PARCEL IS SHOWN AS ASSESSORS MAP 124, LOT 17. RECORD TITLE FROM CERTIFICATE #214101.
2. UTILITY LOCATIONS DEPICTED ON THIS PLAN, BOTH ABOVE- AND BELOW-GROUND, ARE BASED UPON DIRECT FIELD OBSERVATIONS MADE BY METROWEST ENGINEERING, INC. PERSONNEL DURING A FIELD SURVEY. RECORD PLAN LOCATIONS, OR DIGSAFE PAINT-INDICATORS, METROWEST ENGINEERING, INC. DOES NOT WARRANT THAT ALL UTILITIES ARE SHOWN OR THAT UTILITIES THAT ARE DEPICTED ARE SHOWN IN THE CORRECT LOCATION, OR WITH THE PROPER MATERIAL DESIGNATION. METROWEST ENGINEERING, INC. DOES NOT WARRANT OR PROVIDE AN EXPRESS OR IMPLIED WARRANTY THAT ALL SUBSURFACE IMPROVEMENTS ARE SHOWN OR ARE SHOWN CORRECTLY, INCLUDING, BUT NOT LIMITED TO, UTILITIES, UNDERGROUND VAULTS, UNDERGROUND TANKS OR CHAMBERS, BUNKERS, DUCT BANKS, AND/OR OTHER MAN-MADE IMPROVEMENTS THAT LIE BENEATH THE GROUND SURFACE AT THE TIME OF THE SURVEY.
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CONTRACTOR TO VERIFY ACTUAL LOCATION OF EXISTING UTILITY SERVICES IN THE FIELD PRIOR TO CONSTRUCTION (WATER, ELECTRICAL, ETC.) CALL DIG-SAFE BEFORE YOU DIG BIT.

## ZONING:

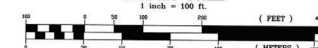
WELLESLEY SQUARE  
COMMERCIAL DISTRICT

MINIMUM AREA = N.A.  
MINIMUM FRONTAGE = N.A.  
SETBACKS:  
FRONT YARD = 5 FEET  
SIDE YARD = N.A.  
REAR YARD = N.A.  
MAXIMUM HEIGHT = 45 FEET (3 STORES)  
MAXIMUM LOT COVERAGE = N.A.  
FLOOR AREA RATIO = 0.30



*Robert A. Gemma*  
FOR METROWEST ENGINEERING, INC. DATE  
ROBERT A. GEMMA, P.L.S. # 37046

## GRAPHIC SCALE



LOCUS PLAN  
#592 WASHINGTON STREET  
IN  
WELLESLEY, MASS  
(NORFOLK COUNTY)

### PREPARED FOR:

592 WASHINGTON LLC  
869 WORCESTER STREET  
WELLESLEY, MA 02462

### PROPERTY OF:

592 WASHINGTON LLC  
869 WORCESTER STREET  
WELLESLEY, MA 02462

### ENGINEERS & SURVEYORS:

**MWE**

METROWEST ENGINEERING, INC.  
75 FRANKLIN STREET  
FRAMINGHAM, MA 01702  
TELE: (508) 626-0063

SHEET C7.0

DATE: NOVEMBER 24, 2025

CAL'D BY: PTN

FIELD BK: 753

CAD FILE: BEHREND\_SP\_01.dwg

DRAFTER: CIC

PROJECT: WEL\_WAS4

DWG FILE:



NOT TO SCALE

32 AG  $\pm X$   
32 AG  $\pm X$

30 AG  $\pm X$   
30 AG  $\pm X$

28 AG  $\pm X$   
28 AG  $\pm X$

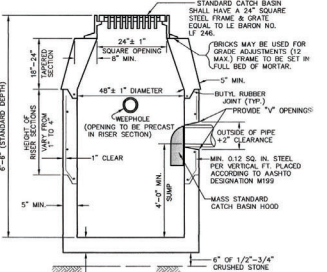
Technical drawings of three types of ball bearings (32 AG, 30 AG, 28 AG) showing dimensions and tolerances. The drawings include side views and cross-sectional views with dimensions labeled in millimeters (mm) and inches (in). The dimensions are given as  $\pm X$  where X is the tolerance value.

Dimensions shown include:

- Outer diameter (D)
- Inner diameter (d)
- Width (B)
- Ball diameter (d<sub>b</sub>)
- Distance between balls (D<sub>2</sub>)
- Distance from inner ring to balls (D<sub>1</sub>)

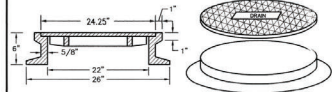
Technical drawings are for reference only.  
 ALL DIMENSIONS ARE IN MILLIMETERS (MM)  
 (IN) (DIMENSIONS ARE IN INCHES (IN))  
 (IN) (DIMENSIONS ARE IN INCHES (IN))

NOT TO SCALE

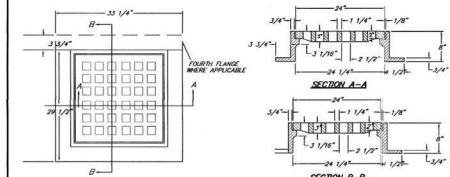


NOTE: NO BELL ENDS IN CATCH BASIN.

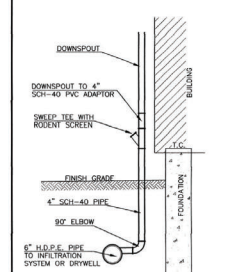
NOT TO SCALE



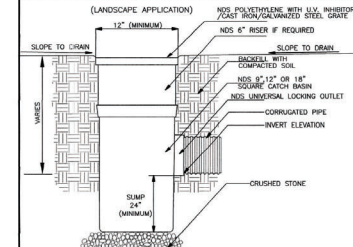
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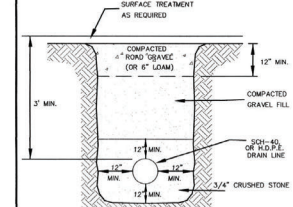
WINSP001



PS AREA L



NOT TO SCALE



NOT TO SCALE

**TPO INSULATION SYSTEM-1**  
**28 SHEA (4"x4"x4") GALLEYS**  
**RMS=153.75'=156.0'**  
**OVERFLOW RMS=153.75'**  
**TOP OF GALLEYS=152.5'**  
**RWS IN=151.5'**  
**BOTTOM OF GALLEYS=148.5'**  
**BOTTOM OF STONE=146.5'**  
**E.S.H.O.W.=145.2'**

**WRAP ROCK WALLS TOP**  
**OF GALLEYS AND STONE**  
**PROVIDE WITH MBRF#1**  
**FILTER FABRIC**

**PLACE 2" OF DOUBLE**  
**WOUND 3/4" TO**  
**1-1/2" DIA. STONE**  
**AROUND GALLEYS.**

**EAST JORDAN ROCK WORKS**  
**24" SQUARE FRAME & GRATE**  
**PROVIDE 24" SOLI CONCRETE**  
**RISERS TO GRADE (1 TOTAL)**  
**RMS=153.75'**

**SHEA CRACKS**  
**CONCRETE GALLEYS**

**18" DIAMETER FRAME & COVER**  
**PROVIDE 18" CONC. RISERS**  
**TO GRADE (RMS)**  
**(5 TOTAL)**

**REMOVE TOP & SUBSOIL FOR**  
**A DISTANCE OF 7' AROUND**  
**GALLEYS, BACKFILL WITH**  
**FREE DRAINING GRANULAR FILL.**

**PROP. 8" H.O.P.E.**  
**INV. RM=151.5'**

**PROP. 8" H.O.P.E.**  
**ROOF DRAIN LINE**  
**RM=152.5', S=0.023**

**PROP-COVERED ENTRY**

**PROP. 8" H.O.P.E.**  
**INV. RM=151.5'**

**PROP. 8" H.O.P.E.**  
**BASED ON DTH**  
**L=65.8', S=0.023**

**PROP. WALK**

**PROP. RETAINING WALL**

**FINISH GRADE (-153.75' TO -156.0')**

**TOP ELEV.-152'-0"**

**BOTTOM OF GALLEYS ELEV.+148'5"**

**BOTTOM OF STONE ELEV.+147'5"**

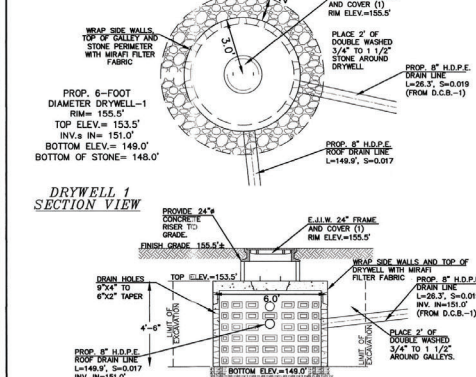
**BELOW BASED ON DTH**  
**ELEV.=142.5', BASED ON DTH**

**NOTE: TWO FEET OF SEPARATION BETWEEN THE BOTTOM OF THE SYSTEM AND ESTIMATED HIGH GROUNDWATER TABLE OR LIDGE IS REQUIRED. IF LEDGE IS ENCOUNTERED, IT SHALL BE REPLACED WITH TITLE 5 SAND.**

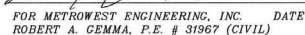
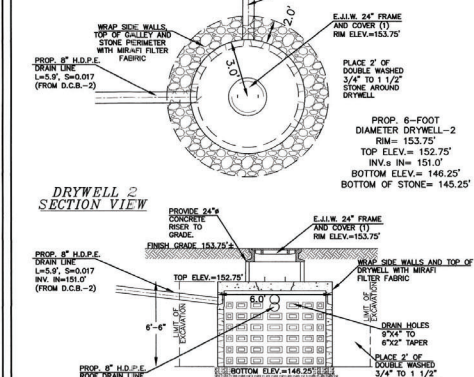
**NO. TWO FEET OF SEPARATION BETWEEN THE BOTTOM OF THE SYSTEM AND ESTIMATED HIGH GROUNDWATER TABLE OR LIDGE IS REQUIRED. IF LEDGE IS ENCOUNTERED, IT SHALL BE REPLACED WITH TITLE 5 SAND.**

NOT TO SCALE

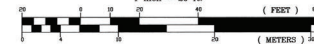
\_\_\_\_\_



100



GRAPHIC SCALE



DETAILS PLAN  
#592 WASHINGTON STREET  
IN  
WELLESLEY, MASS  
(NORFOLK COUNTY)

PROPERTY OF:  
592 WASHINGTON LLC  
869 WORCESTER STREET  
WELLESLEY, MA 02482

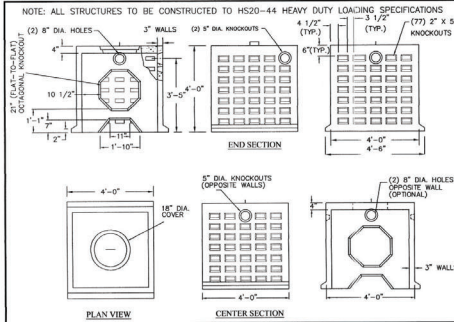
**MWE** METROWEST ENGINEERING, INC.  
75 FRANKLIN STREET  
FRAMINGHAM, MA 01702  
TELE: (508)628-0063  
EMAIL: INFO@MWEENGINEERING.COM

DATE: NOVEMBER 24, 2025
CAD FILE: BEHREND_SP_01.dwg
DWG FILE:



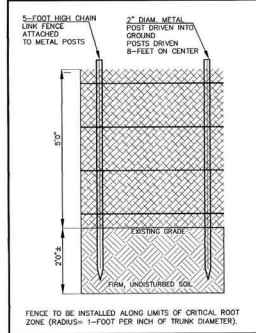
## DRAINAGE INFILTRATION LEACHING GALLEYS

NOT TO SCALE



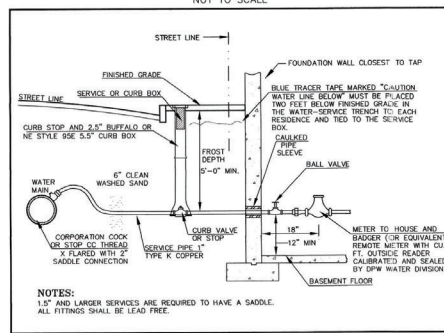
## TREE PROTECTION DETAIL

NOT TO SCALE



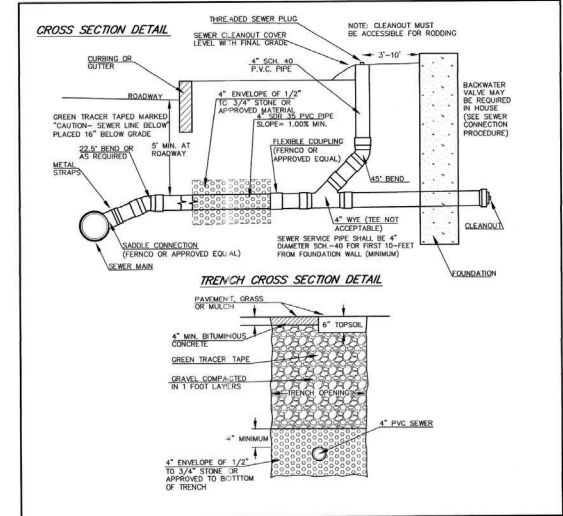
## TYPICAL WATER SERVICE CONNECTION

NOT TO SCALE



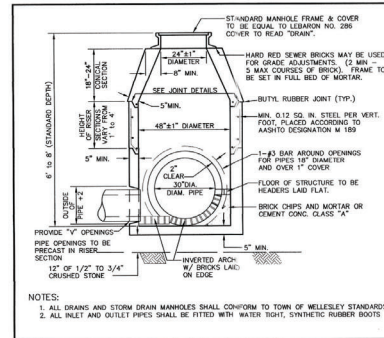
## TYPICAL SEWER SERVICE CONNECTION WITH OUTSIDE CLEANOUT

NOT TO SCALE



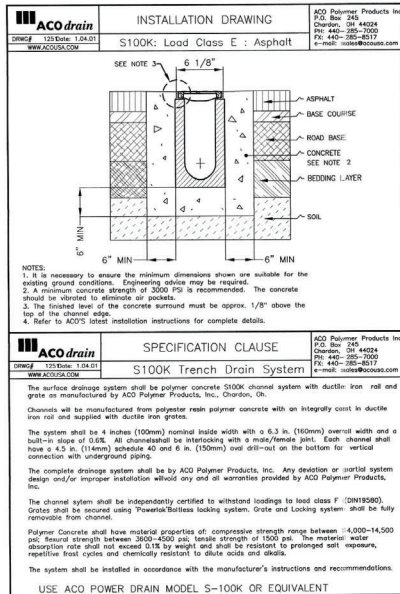
## PRECAST CONCRETE DRAIN MANHOLE

NOT TO SCALE



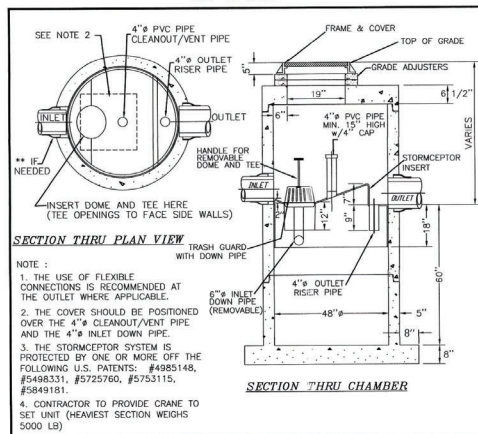
## TRENCH DRAIN

NOT TO SCALE



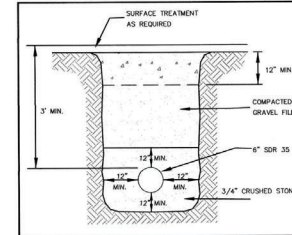
## STORMCEPTOR (STC-450)

NOT TO SCALE

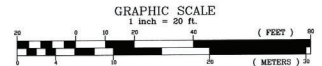


## TYPICAL SEWER TRENCH

NOT TO SCALE



FOR METROWEST ENGINEERING, INC. DATE  
ROBERT A. GEMMA, P.E. # 31967 (CIVIL)



DETAILS PLAN  
#592 WASHINGTON STREET  
IN  
WELLESLEY, MASS  
(NORFOLK COUNTY)

PREPARED FOR:  
592 WASHINGTON LLC  
869 WORCESTER STREET  
WELLESLEY, MA 02482

PROPERTY OF:  
592 WASHINGTON LLC  
869 WORCESTER STREET  
WELLESLEY, MA 02482

ENGINEERS & SURVEYORS:  
**MWE** METROWEST ENGINEERING, INC.  
75 FRANKLIN STREET  
FRAMINGHAM, MA 01702  
TELE: (508) 626-0063  
EMAIL: INFO@MWEENGINEERING.COM

SHEET C8.1 DATE: NOVEMBER 24, 2025  
CALC'D BY: BTN FIELD BK: 753 CAD FILE: BEHREND\_SP\_01.dwg  
DRAWN: CIC PROJECT: WEL\_WAS4 DWG FILE:



Proposed  
Multi Family  
Use

592  
Washington St.  
Wellesley, MA

OWNER

architects  
**mckay**

35 Bryant Street  
Dorham, MA 02016  
ph:781.326.5400  
www.mckayarchitects.net



REV #	DATE	DESCRIPTION

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Contractor to verify all information and dimensions in the field prior to start of construction and to notify McKay Architects of any discrepancies.

Existing  
Site Plan

JOB NO.

DATE

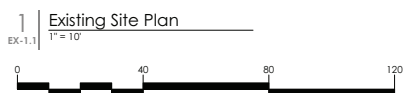
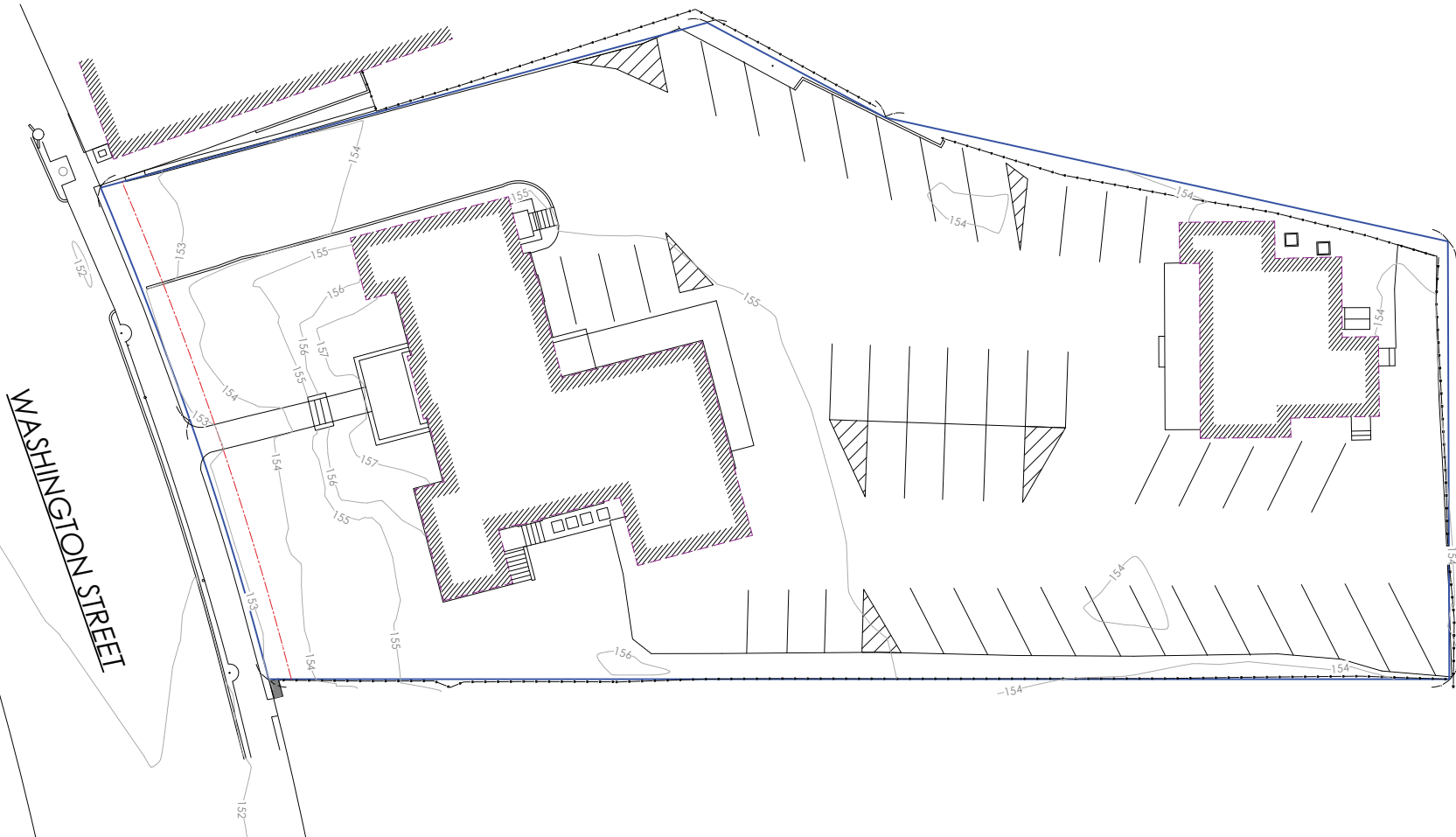
DWG BY

CKD BY

SCALE

EX-1.1

1" = 10'





592  
Washington St.  
Wellesley, MA

OWNER

35 Bryant Street  
Dedham, MA 02026  
ph: 781.326.5400  
www.mckayarchitect.com

[illegible]

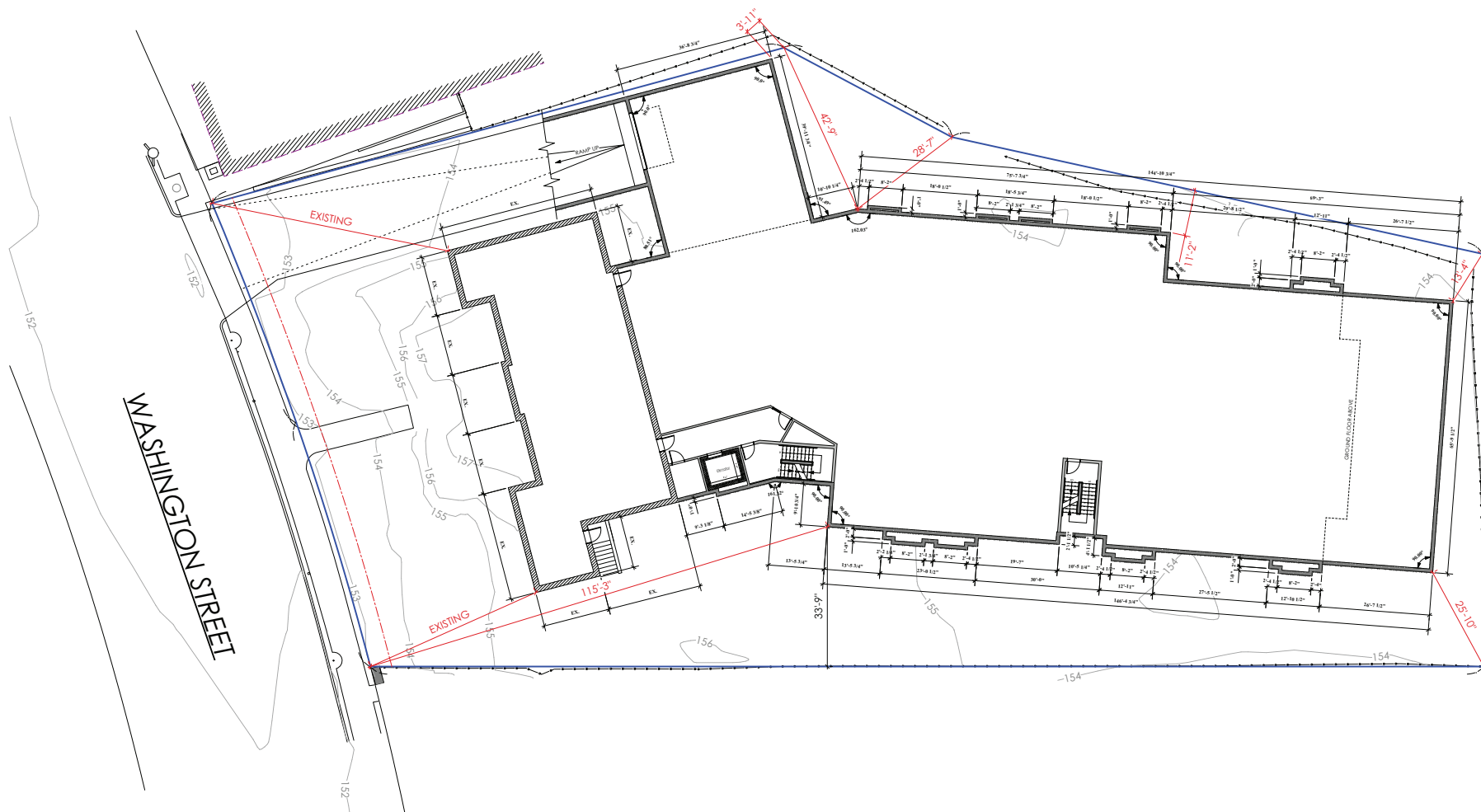
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Contractor to verify all information and dimensions in the field prior to start of construction and is to notify McKay Architects of any discrepancies

Building  
Footprint

JOB NO.

DATE	09.19.2025
DWG BY	RJM
CKD BY	MLM
SCALE	



1 | Building Footprint  
1" = 10'

